



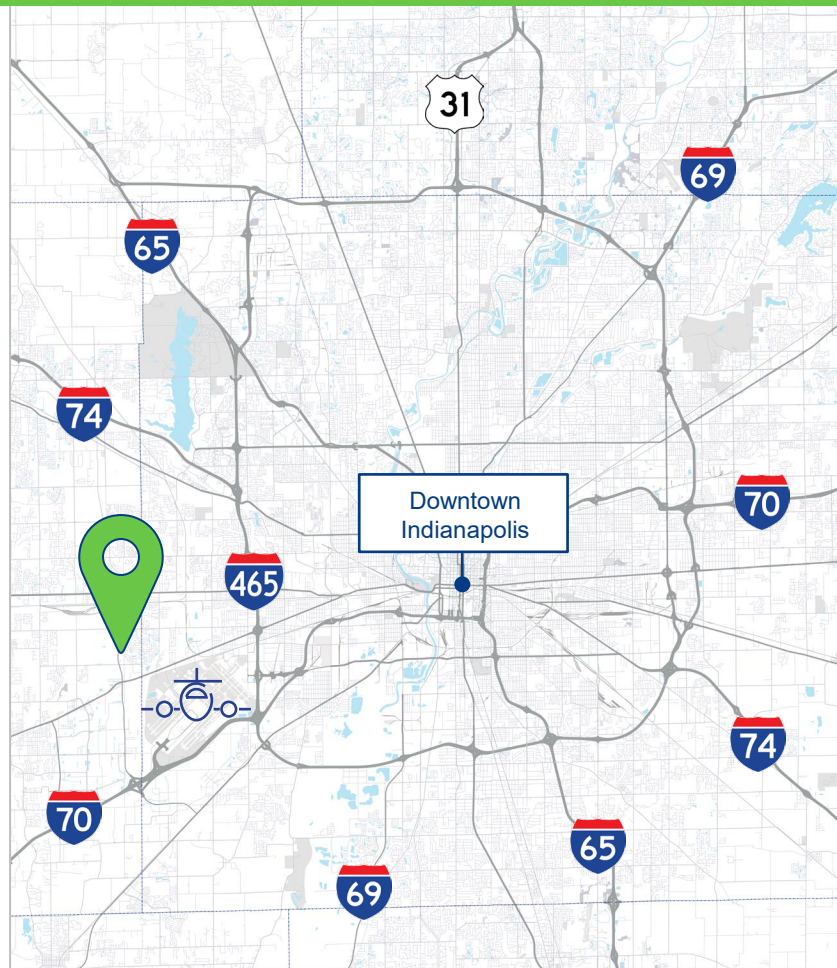
Building 9



BTS For Lease

Plainfield, IN

- Up to 300,032 SF Available for Lease
- Divisible to ±100,000 SF
- Adjacent to Indianapolis International Airport & Global FedEx Hub
- 10-Yr Real Estate Tax Abatement in place
- Designated FTZ magnet site
- Located within the highly desired AllPoints Midwest logistics park
- One of a few last development-ready sites in Plainfield



Cam Kucic SIOR

Jimmy Cohoat SIOR

317 713 2142
cam.kucic@colliers.com

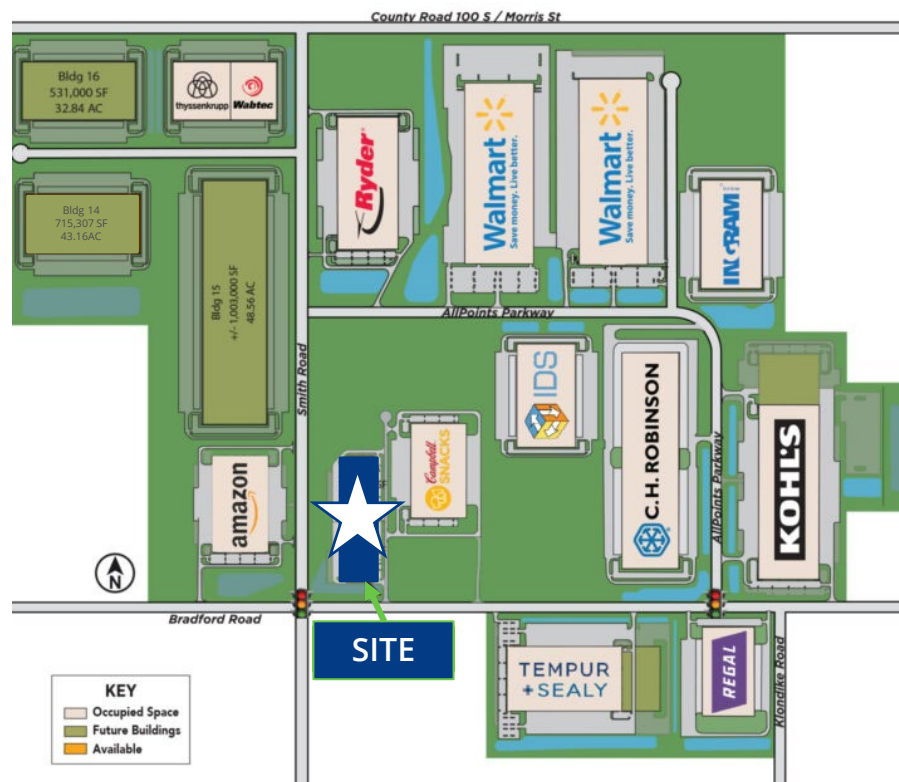
317 713 2124
jimmy.cohoat@colliers.com

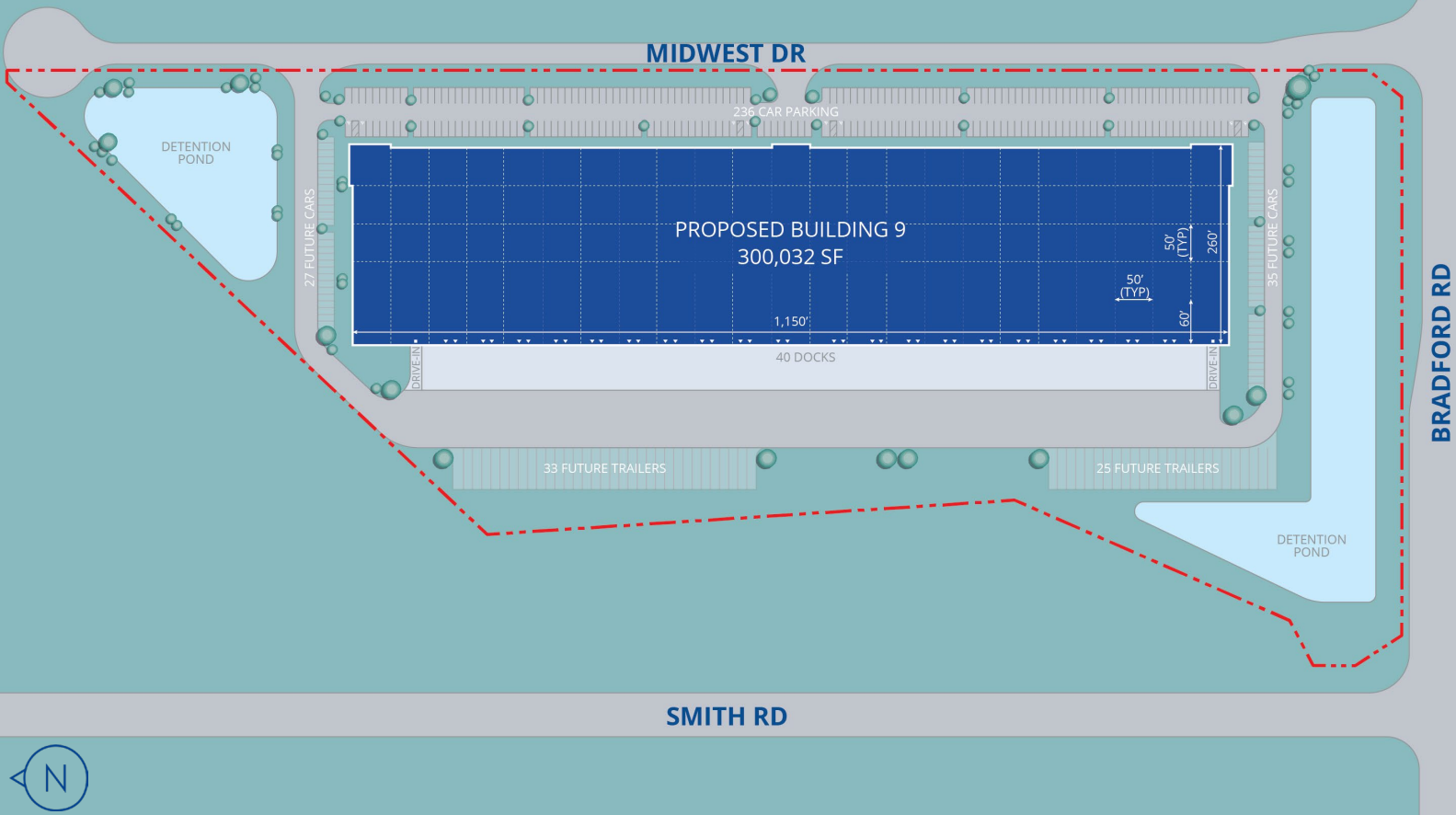
Developed & Owned by:





AllPoints Midwest is the premier master-planned, 1,000-acre distribution park located in the highly successful Plainfield, IN market. Located just off I-70 with direct access via Ronald Reagan Parkway, and direct access to the adjacent CSX Hoosier Inland Port, the location boasts a strong labor force, business-friendly community, and available tax abatement programs





Building Specifications

Total Building Area	300,032 SF
Site Area	±28.20 acres
Clear Height	36'
Column Spacing	50' x 50' (50' x 60' staging bays)
Configuration	Single load
Dock Equipment	(28) 9' x 10' equipped dock positions with 40,000 lb. manual levelers (2) 9' x 10' unequipped dock positions (44) knock-out positions
Drive-in Doors	(2) 12' x 14' motorized drive-in doors
Trailer Parking	58 trailer parking spots
Auto Parking	236 auto parking spots (expandable to 298 total)
Truck Court	140'

By the Numbers

Labor Data

74,057

Residents of the drivetime area in jobs paying less than \$17.50/hour

27,122

Number of households with incomes below \$35,000 (the prime targets for low-to-moderate wage distribution center jobs)

14,261

Net commuters in jobs paying less than \$17.50/hour

\$14.53

Median wage for stock & order fillers in the drivetime area

Why Indiana



INDIANAPOLIS INT'L AIRPORT

IND

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA - a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCI** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— Site Selection Magazine

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

leading state in biotechnology exports

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

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