

# PROLOGIS 65 SOUTH

E 400 N & N Graham Rd | Whiteland, IN



Up to  $\pm 1,026,600$  SF  
Available for Build-to-Suit





## SEAMLESS CONNECTIVITY



Indianapolis, IN  
19 miles



I-65  
1.7 miles

Louisville, KY  
99 miles

I-69  
11 miles

Cincinnati, OH  
101 miles

I-465  
13 miles

Columbus, OH  
189 miles

I-70  
15 miles

Chicago, IL  
205 miles

I-74  
15 miles

St. Louis, MO  
257 miles



Indianapolis International Airport /  
FedEx Hub  
27 miles

Louisville International Airport /  
UPS Worldport  
103 miles

Cincinnati CVG Airport /  
Amazon Prime Hub  
105 miles

CSX Intermodal Terminal  
33 miles

## PROPERTY SPECIFICATIONS

±1,026,600 SF state-of-the-art facility

Divisible to ±460,200 SF

Build-to-suit office

Cross-dock configuration

40' clear height

60' x 50' column spacing with 70' speed bays

102 dock doors (9' x 10'), expandable to 194

4 drive-in doors (12' x 14')

4000 amps, 277/480V, 3-Phase power

ESFR sprinkler system

8" concrete slab

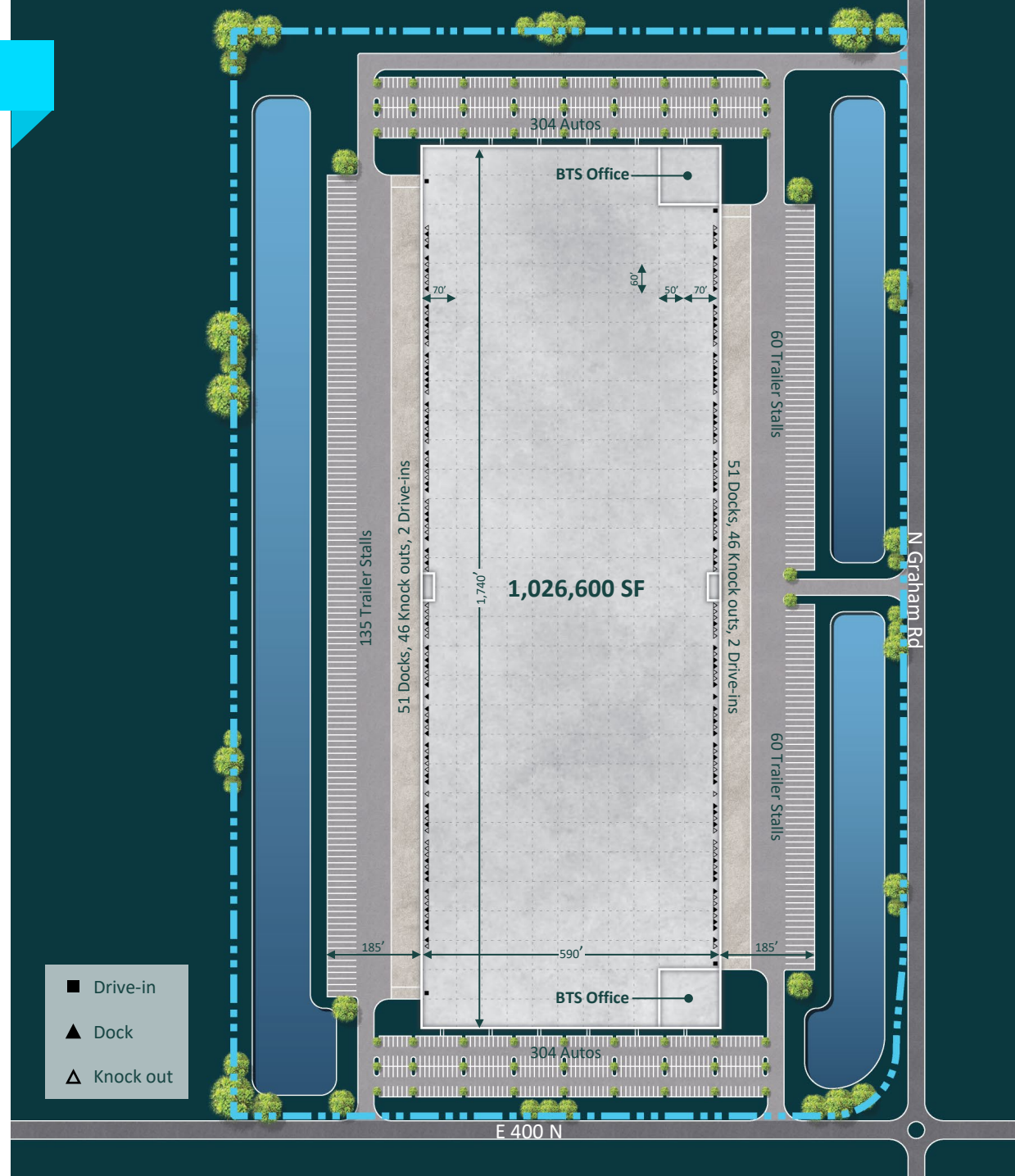
185' truck courts with 60' concrete aprons

255 trailer parking stalls

608 auto parking stalls

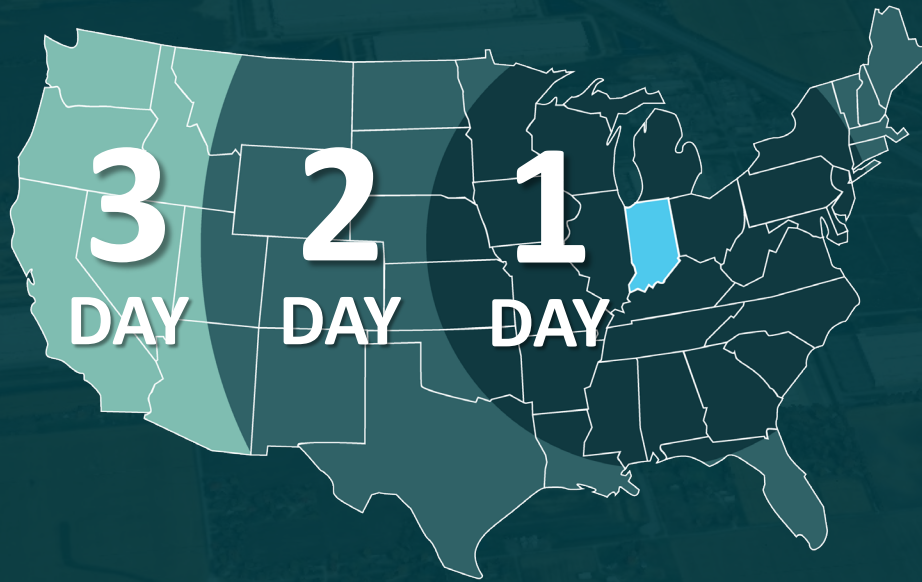
4 access points (ingress/egress)

±64.5 acres



# PROLOGIS 65 SOUTH

Located just south of Indianapolis with immediate access to I-65 and US-31, Whiteland offers efficient access to Indianapolis, Louisville, Cincinnati, Columbus, and Chicago. In addition to strong transportation connectivity, Whiteland is a business friendly, fast-growing community supported by pro growth local leadership, continued infrastructure investment, and a steadily expanding workforce that helps companies scale and succeed.



**1st**

Best state to start a business

**1st**

In U.S. for manufacturing output

**1st**

In Midwest for overall business tax climate  
*(Top 10 in the U.S.)*

**2nd**

In U.S. for cost of doing business

**2nd**

Largest FedEx Hub & 8<sup>th</sup> largest cargo airport in the U.S.

## THE INDIANA ADVANTAGE

**75%**

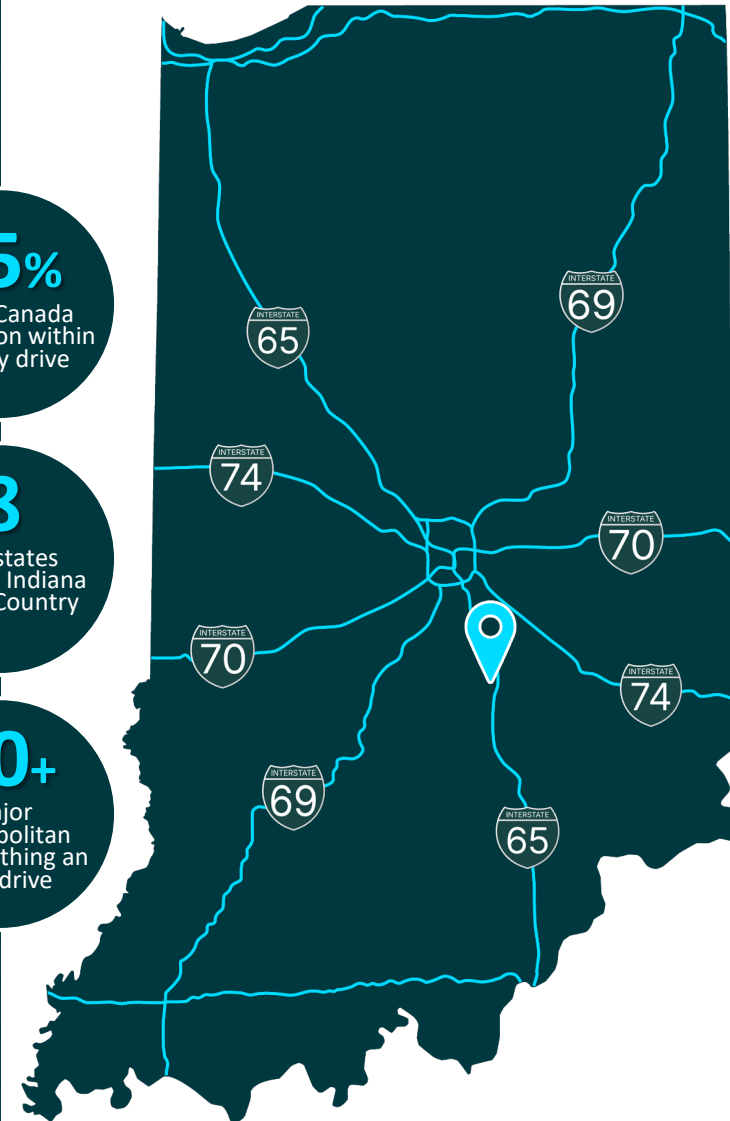
U.S. + Canada population within a 1-day drive

**8**

Interstates connect Indiana to the Country

**40+**

Major metropolitan areas within an 8-hr drive



# Prologis Essentials

## Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials – your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



### OPERATIONS

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

- Move in + setup
- Racking systems
- Forklifts & material handling equipment
- Network infrastructure & security
- Automation solutions



### ENERGY + SUSTAINABILITY

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators
- Lighting & electrical
- Energy-efficient solutions



### MOBILITY

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots & hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



### WORKFORCE

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing & retention programs
- Training & certification

[Unlock the full potential of your warehouse with one strategic, single-source partner.](#)



# PROLOGIS 65 SOUTH

Up to ±1,026,600 SF  
State-of-the-art Facility  
Available for BTS

Colliers

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Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet (120 million square meters) in 20 countries, as of September 30, 2025.