



**Building 1 | ± 800,680 SF | Ready for Occupancy**



## *AIR 70 LOGISTICS PARK*

4212 Owens Farm Ct | Greenfield, IN

- ±800,680 SF available for lease
  - Divisible to ±300,000 SF
  - 1,561 SF spec office
- Three (3) building master-planned 132 acre industrial park with buildings ranging from 294,840 SF up to 800,680 SF
- Flexible options including multiple conceptual plans
- Located on the east side of Indianapolis in the Mt. Comfort area at the intersection of CR W 400 N & CR N 700 W
- Excellent access to I-70 & I-465
- Ideal for distribution, light manufacturing and assembly
- Close proximity to large, skilled labor pool
- Ninestar fiber in place
- 10-year tax abatement

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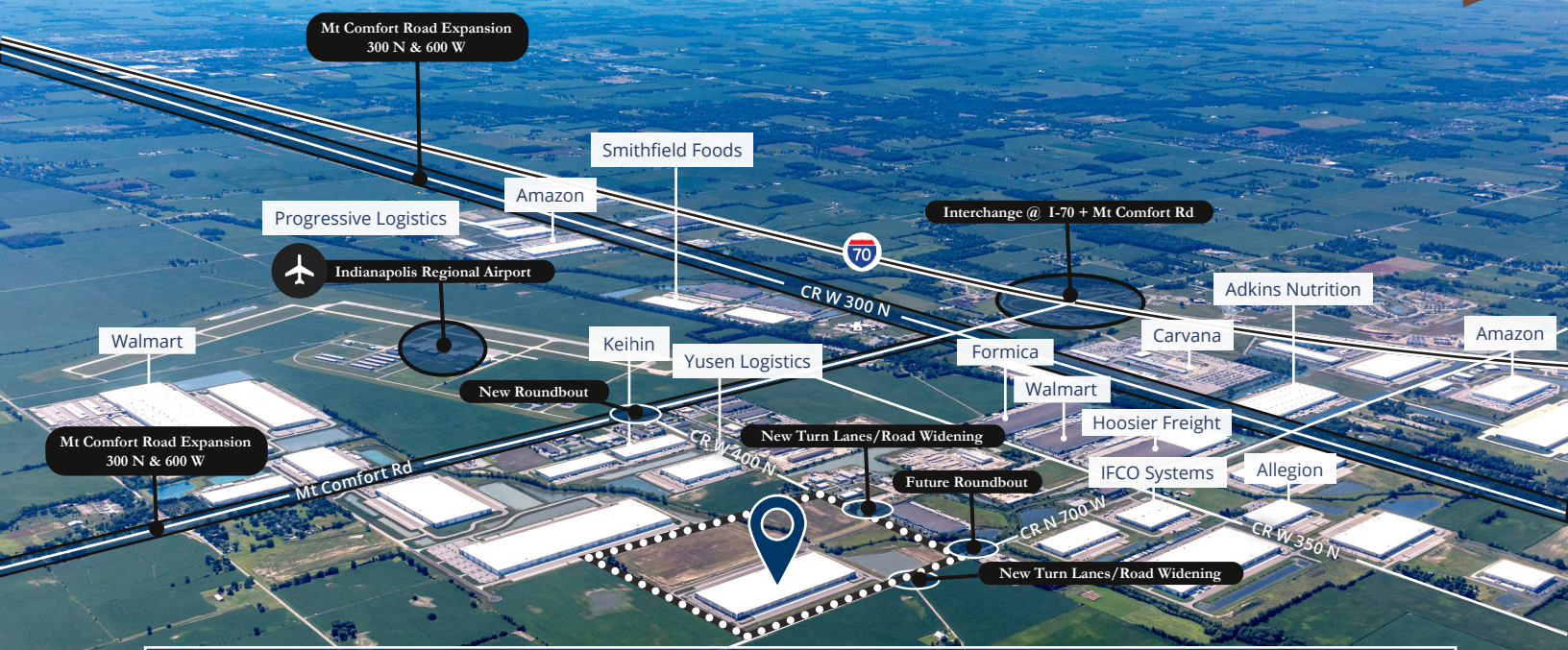
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developed & owned by:



leased by:





### Drive Times

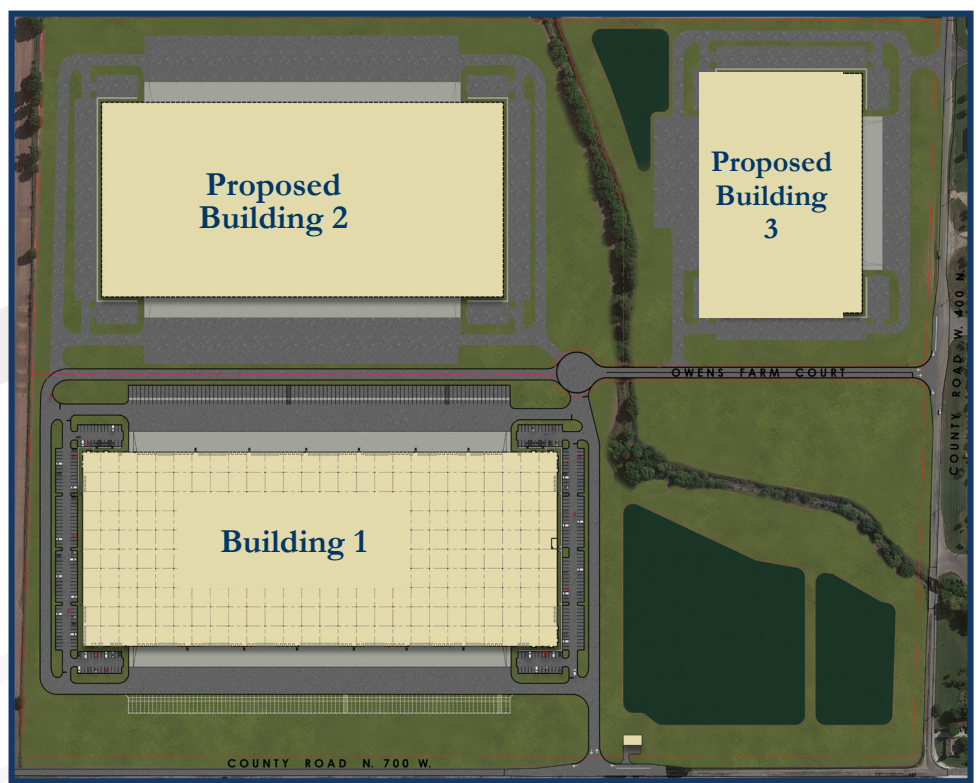
Indianapolis Regional Airport	1 min	I - 65	25 min
I - 70	2 min	Downtown Indianapolis	27 min
I - 465	14 min	Indianapolis Int'l Airport (IND)	32 min



AIR 70 LOGISTICS PARK

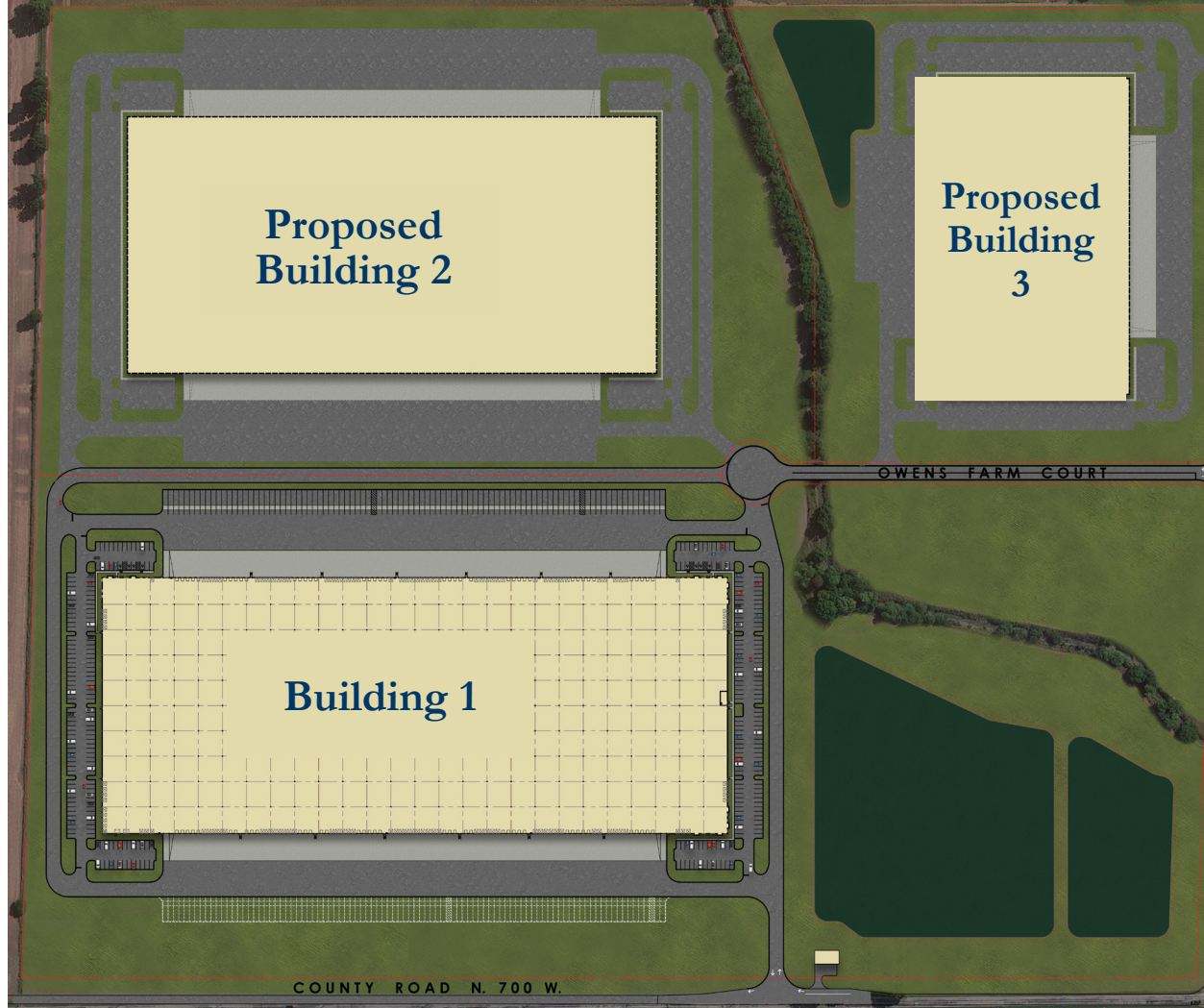
## Project at a Glance

- Total Acreage ±130.6 acres
- Building 1 ±800,680 SF
- Proposed Building 2 ±677,160 SF
- Proposed Building 3 ±294,840 SF



# Conceptual Plan #1

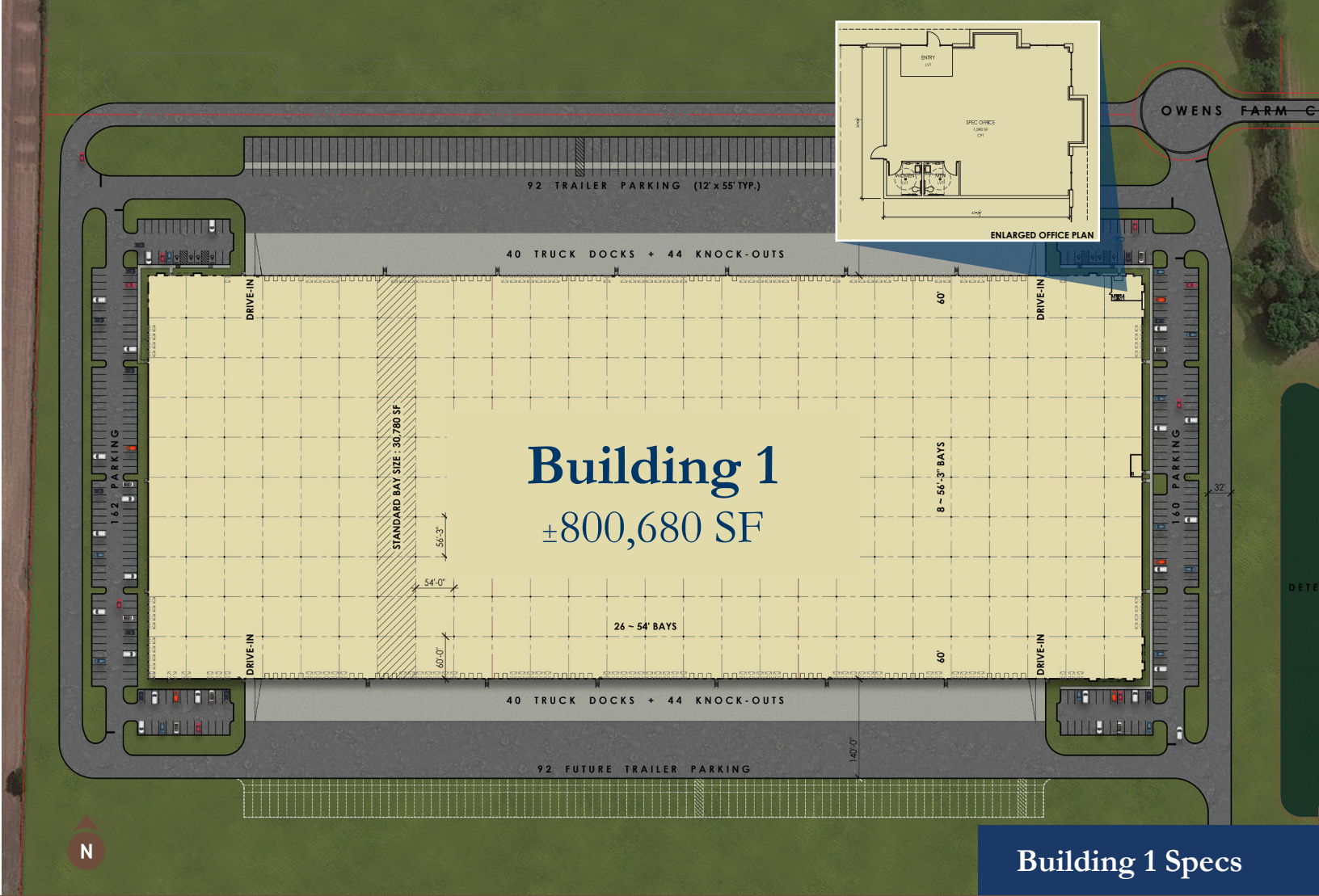
#1



# Conceptual Plan #2

#2





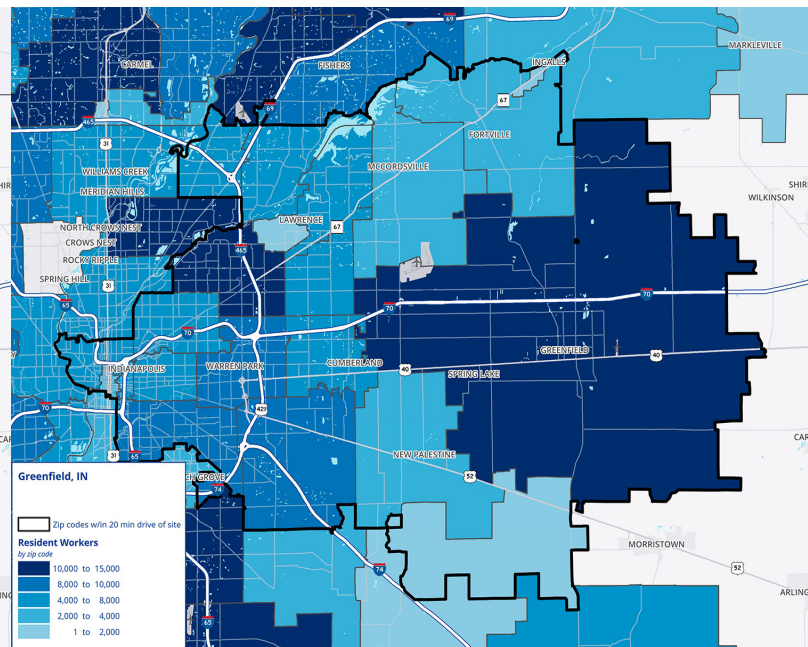
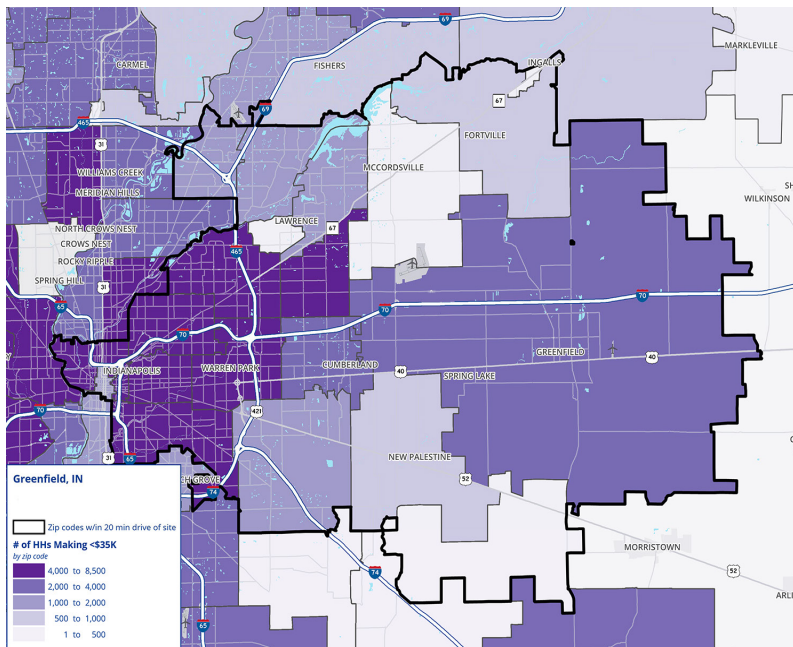
## Building 1 Specs

### Critical Dates

Design	Complete
Tax Abatement	Complete
Site Work	Complete
Foundation	Complete
Precast Installation	Complete
Roof Installation	Complete
Slab Installation	Complete
Fixturing	Immediate
Occupancy	Immediate

Site Area	$\pm 67.1$ acres
Building SF	$\pm 800,680$ SF
Divisible to	$\pm 300,000$ SF
Office SF	1,561 SF
Standard Bay Size	$\pm 30,680$ SF
Clear Height	40'
Docks	80
Dock Knock-Outs	88
Drive-ins	4
Truck Court Depth	140'
Car Parking	321
Trailer Parking	92
Future Trailer Parking	92
Sprinkler Type	ESFR
Power	(2) 3,000 amp panels

# Labor Profile



MARKET	Households in Drivetime Area Earning Less Than \$35K
Mt. Comfort	39,265
Fishers	37,534
Greenwood	36,487
Avon	34,464
Brownsburg	31,817
Whiteland	29,881
Noblesville	28,545
Plainfield	27,122
Ameriplex	25,602
Whitestown	22,654
Franklin	22,060
Westfield	18,498
Ingalls	11,314
Monrovia/Clayton	10,695
Lebanon	6,394

MARKET	Residents of Drivetime Area in Occupations Paying Less Than \$17.50/HR
Mt. Comfort	65,372
Fishers	120,398
Noblesville	109,605
Greenwood	94,709
Avon	84,832
Whiteland	78,069
Brownsburg	75,917
Plainfield	74,057
Westfield	74,040
Ameriplex	65,823
Whitestown	64,923
Franklin	61,469
Ingalls	53,021
Monrovia/Clayton	36,742
Lebanon	26,773

# Why Indiana

## Crossroads of America + I-70 Corridor

Indiana has earned a stand-out reputation for its business-friendly leadership, economic health, and accessibility. Earning its name as the Crossroads of America — central Indiana is located within an 8-hour drive to over 40 major metropolitan cities. The Mt. Comfort location is served by 27 airports within 50 miles — and positioned along the I-70 Logistics Corridor. The site's access is unparalleled.



### Indianapolis International Airport

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

### Great Proximity to Major Airports

IN – Ft Wayne + Indy  
IL – Midway + O'Hare  
KY – Lexington + Louisville  
OH – Columbus + Dayton

8 interstate systems **connect Indiana** to the country

40<sup>+</sup> major metropolitan areas within an **8-hr drive**

75% U.S. + Canada population within a **1-day drive**

## Best Business Climate

1<sup>st</sup>

in U.S. for Manufacturing Output \*

1<sup>st</sup>

Best State to Start a Business \*

2<sup>nd</sup>

Numbers of Manufacturing Jobs (% of Workforce) \*

3<sup>rd</sup>

Leading State in Biotechnology Exports \*

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