

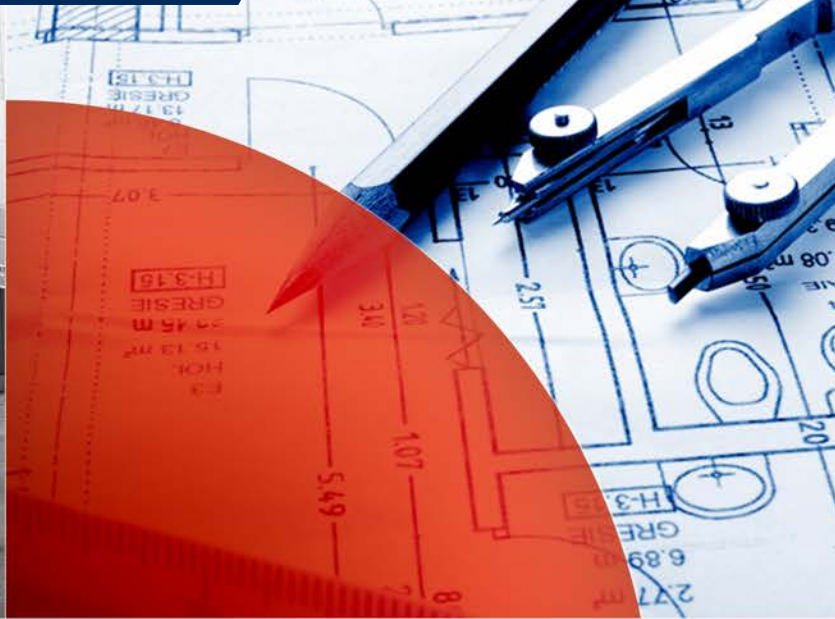
1,119,696 SQUARE FEET - BUILDING 2

I-65 South Commerce Park

Interstate 65 & State Road 44, Franklin, IN 46131



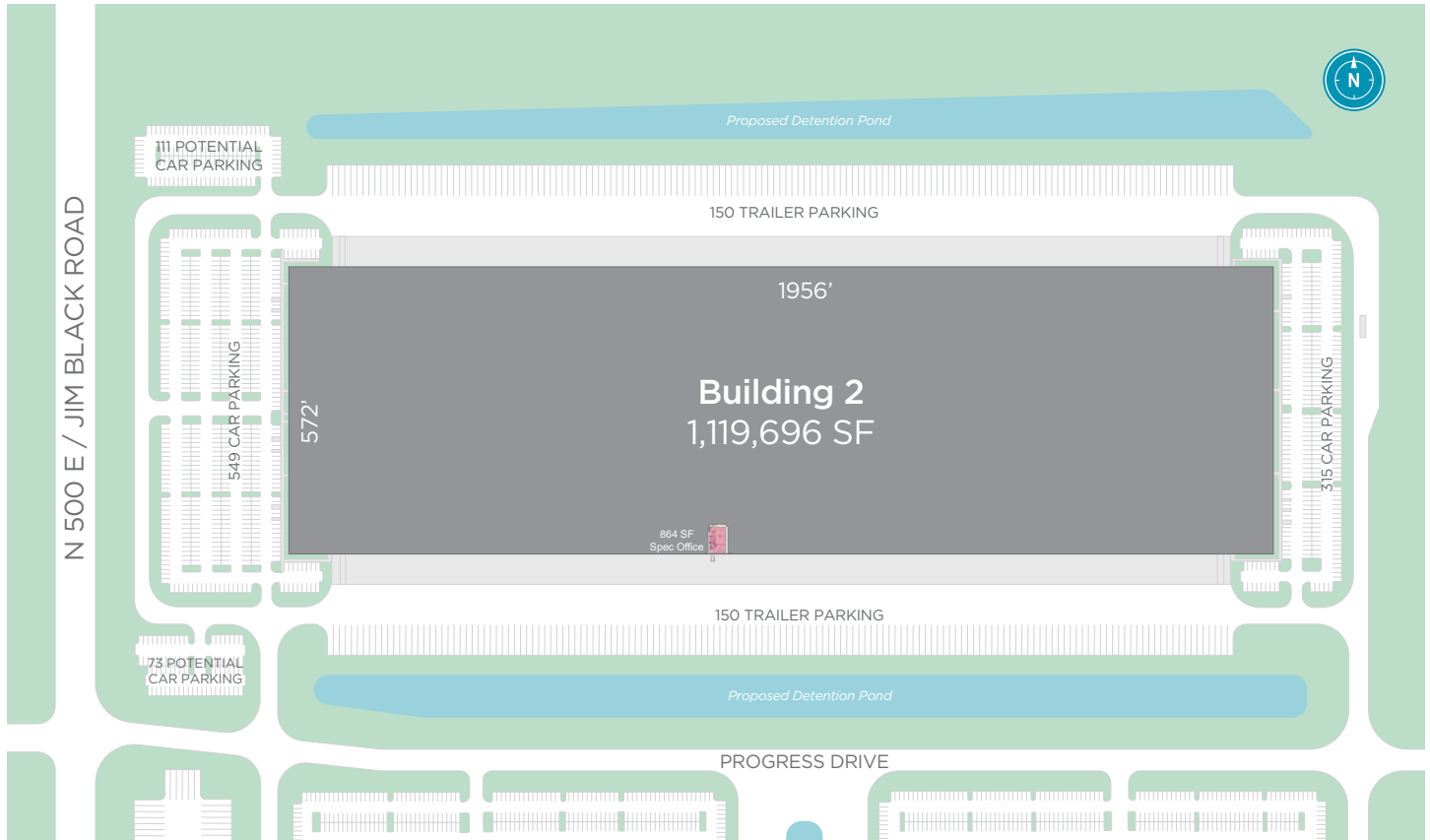
**CUSHMAN &
WAKEFIELD**



I-65 SOUTH COMMERCE PARK



SITE PLAN



BUILDING 2 SPECIFICATIONS

| | | | |
|-------------------------|---|--------------------------|---|
| Total SF | 1,119,696 SF 572' depth design | Construction | 10" insulated concrete walls to meet with new energy code |
| Office | Build-to-suit (864 SF existing) | Trailer Parking | 300 spaces |
| Site Area | 81.208 acres | Roof | TPO roof with an R value of 20 |
| Ceiling Height | 40' | Floor | 8" unreinforced, 4,000 psi |
| Column Spacing | 50' x 50' | Sprinkler | ESFR sprinkler system |
| Dock Bay Spacing | 70' | Heating | Gas-fired make up air units designed to maintain an inside temperature of 60° with an outside temperature of 0° |
| Exterior Dock | 120 dock positions (9' x 10') expandable | Interior Lighting | LED high efficiency fixtures with motion sensors |
| Drive-ins | 4 doors (12' x 16') | Other | 10-year real estate tax abatement program |
| Car Parking | 864 spaces | | |
| Truck Court | 140' with 60' concrete apron | | |

AERIAL

I-65 South Commerce Park offers build-to-suit sites and new speculative construction in the nation's premier central location for logistics, air cargo, manufacturing and more. I-65 South Commerce Park is strategically located at the Crossroads of America on Interstate 65 just thirty-five miles from the Indianapolis International Airport and the second largest FedEx hub in the United States. Contact us to learn more about the opportunities available at I-65 South Commerce Park—where innovation meets excellence.



The Owner/Developer

Sunbeam Development Corporation and affiliate companies own and manage a diverse portfolio of real estate primarily located in Indiana and Florida. Developments include industrial parks, suburban office parks and shopping centers. Sunbeam buys large tracts of land in growth areas and provides funding and expertise for the infrastructure to support major development. I-65 South Commerce Park will be a long-range investment for Sunbeam.

LOCATION, LOCATION, LOCATION



Franklin / Johnson County, Indiana

LOCATION: Less than 18 miles from downtown Indianapolis and 22 miles from the Indianapolis International Airport. A distribution company can ship to Louisville in 90 minutes or to Chicago in 3.5 hours.

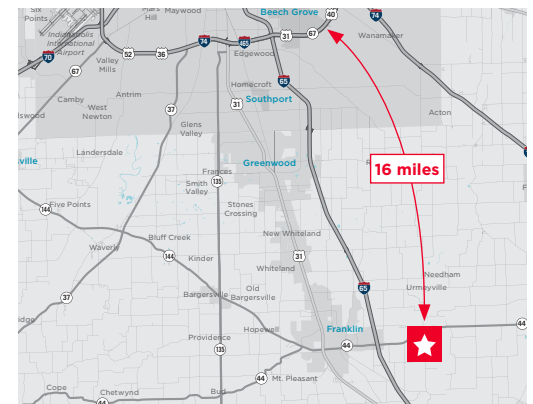
BUSINESS CLIMATE: Johnson County and the State of Indiana offer a nationally recognized pro-business climate. Since 2006, more than 60 companies have relocated to Johnson County while an additional 57 companies chose to remain in the county and expand their business.

REGIONAL PROFILE: Johnson County is part of the Central Indiana region that includes Indianapolis, the nation's 13th largest city. Franklin is part of a metropolitan area that is a vibrant place for living, visiting and doing business.

WORKFORCE: Johnson County has access to a large recruitment area and many resources to assist employers in attracting and maintaining great team members.

INFRASTRUCTURE: Franklin, Indiana offers excellent transportation systems, plentiful power, water and the latest communication technology systems.

Source: Aspire Economic Development



Developed/Owned by:

Sunbeam Development Corporation

Chad S. Lindley

Director of Development

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