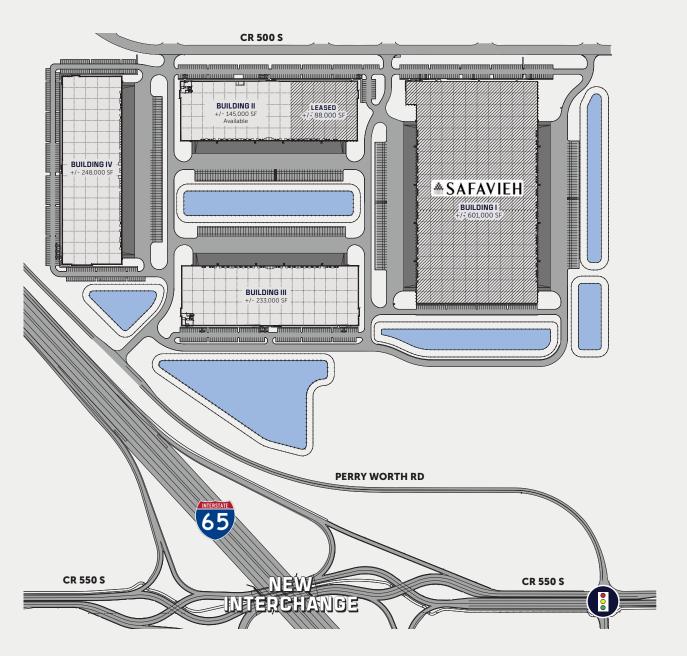




BUILDING II: +/- 15.6 acres BUILDING III: +/- 17.4 acres BUILDING IV: +/- 17.3 acres COMMON AREAS: +/- 6.2 acres



# **Building II**

#### **MAY 2024**

Site Mobilization

#### **NOVEMBER 2024**

Available for Fixturing

#### **DECEMBER 2024**

Substantial Completion

# **Building III**

#### **MAY 2024**

Site Mobilization

#### **DECEMBER 2024**

Available for Fixturing

#### **JANUARY 2025**

Substantial Completion

#### **WATER & SEWER**

Whitestown Public Works

#### GAS

CenterPoint Energy

#### **ELECTRIC**

Boone REMC

#### **DATA**

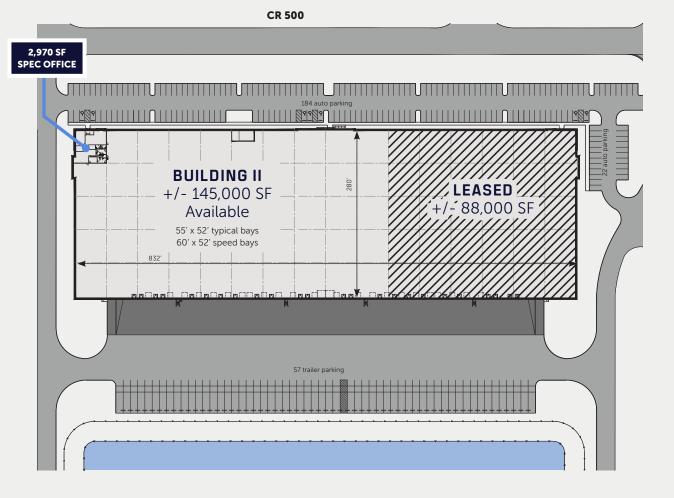
TDS

10-year tiered tax abatement in place

ALL BUILDINGS SEEKING LEED® CERTIFICATION







### +/- 145,000 SF AVAILABLE



40,000 SF min. divisibility



2,970 SF office space



206 auto parking



57 trailer parking



32' clear height



+/- 24 docks



2 drive-in doors



7" thick unreinforced slab



Two 2,000-amp 480/277v threephase power services (expandable)

#### **MAY 2024**

Site Mobilization

#### **NOVEMBER 2024**

Available for Fixturing

#### **DECEMBER 2024**

**Building Completion** 

**SEEKING LEED® CERTIFICATION** 





## +/- 233,000 SF



40,000 SF min. divisibility



2,970 SF office space



2 162 auto parking



57 trailer parking



32' clear height



+/- 24 docks



2 drive-in doors



7" thick unreinforced slab



Two 2,000-amp 480/277v threephase power services (expandable)

#### **MAY 2024**

Site Mobilization

#### **DECEMBER 2024**

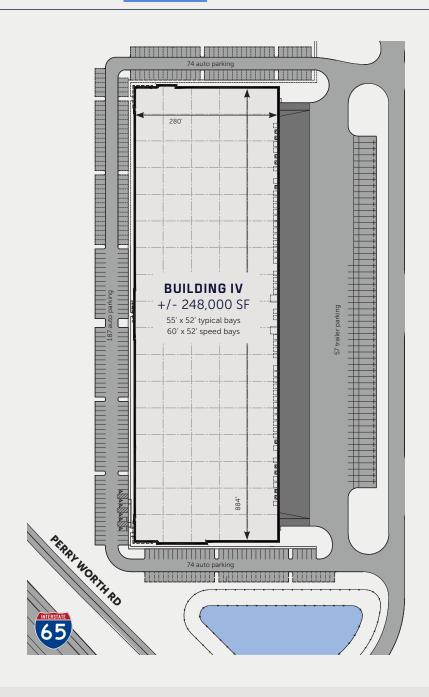
Available for Fixturing

#### **JANUARY 2025**

**Building Completion** 

**SEEKING LEED® CERTIFICATION** 





## +/- 248,000 SF



335 auto parking



57 trailer parking



32' clear height



+/- 25 docks



2 drive-in doors



7" thick unreinforced slab



Two 2,000-amp 480/277v threephase power services (expandable)

#### **AVAILABLE FOR BUILD-TO-SUIT**

**SEEKING LEED® CERTIFICATION** 



#### **ACCESS & LABOR**

Located in the northwest submarket of Indianapolis in one of Indiana's fastest growing counties, Indianapolis Logistics Park Northwest offers immediate access to I-65 via a new interchange and close proximity to a large surrounding labor pool.

- Located in Whitestown, Indiana, Boone County
- 4 interstates through Indianapolis I-65, I-70, I-69 and I-74 all easily accessed via I-465
- 8-minute drive time to I-465 via I-865
- 25-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub
- Ideal configuration for bulk distribution and local and regional distribution
- 185,000 population within 10-mile radius
- #4 Cost of Doing Business by CNBC's America's Top States for Business, 2019
- #8 Overall Top State Business Climate by Site Selection Magazine, 2018

Reach 50% of U.S. population in one-day drive





# Indianapolis Logistics Park - Northwest

ILPNW.CBRE-PROPERTIES.COM

AMBROSEPG.COM/PROPERTIES

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