

# PIONEER HI-BRED, A CORTEVA AGRISCIENCE COMPANY



2024 Build-to-Suit  
Concrete Tilt Construction | Indianapolis MSA  
Mission-Critical | +/-300K SF | 30 AC



Purchase Price  
**\$35,160,000**  
(6.00% CAP RATE)



Lease Term  
**12.5 YEARS**



Largest Regional  
Distribution Center in  
**NORTH AMERICA**



Standard & Poor's  
**A- (PARENT)**



## EXECUTIVE SUMMARY

Newmark has been exclusively engaged to offer for sale the **Pioneer Hi-Bred, a Corteva Agriscience Company** located at 4210 West 67th Street, Anderson, Indiana. The Property is 100% net-leased to Pioneer Hi-Bred, a Corteva Agriscience Company, on a long-term twelve-and-a-half-year lease. The Offering is comprised of a Class A +/-300,000 SF institutional-quality climate-controlled distribution warehouse situated on 30 acres.

The subject property serves as Corteva's largest Regional Distribution Center in North America and is located just 34 miles from Corteva's Global Headquarters in Indianapolis, IN, offering advantageous proximity for operational coordination and management efficiencies.

### STRONG CREDIT TENANT - PIONEER HI-BRED INTERNATIONAL - A CORTEVA AGRISCIENCE COMPANY

The tenant is Pioneer Hi-Bred International, a 100-year-old wholly owned subsidiary of Corteva Agriscience, (formerly a division of DowDupont). Corteva Agriscience (Corteva, Inc.) is a global leader in agricultural science, focusing on developing seeds and crop protection solutions to enhance farm productivity. Corteva maintains a strong financial position with an S&P A- investment-grade credit rating.

#### PARENT FINANCIALS

125	23,000	\$17.2B	\$941M
Operates in 125 Countries	Employees	Sales as of 12/2023	Net Income



**NEWMARK**

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