

New Construction Industrial Building Ready for Occupancy

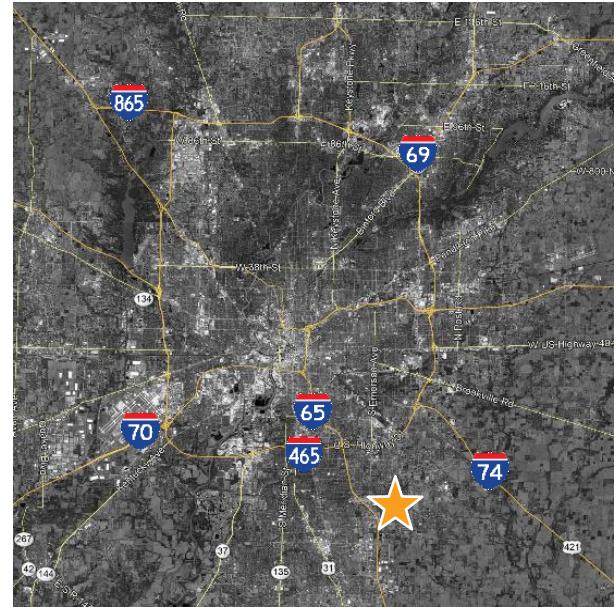
703 N Graham Road, Greenwood, IN 46143

FOR SALE OR LEASE | INDUSTRIAL



PROPERTY HIGHLIGHTS

- 168,728 SF rear-load facility
- 45,402 SF available for lease
- 28' clear height
- Ample auto & trailer parking onsite
- Approximately 1 mile to I-65
- Convenient access to I-465, I-70, FedEx and Indianapolis International Airport
- 10-year real estate tax abatement
- Strong workforce availability
- Sale Price: \$22,000,000
- Lease Rate: \$7.75/SF NNN
- 2026 Estimated Operating Expenses: \$1.36/SF



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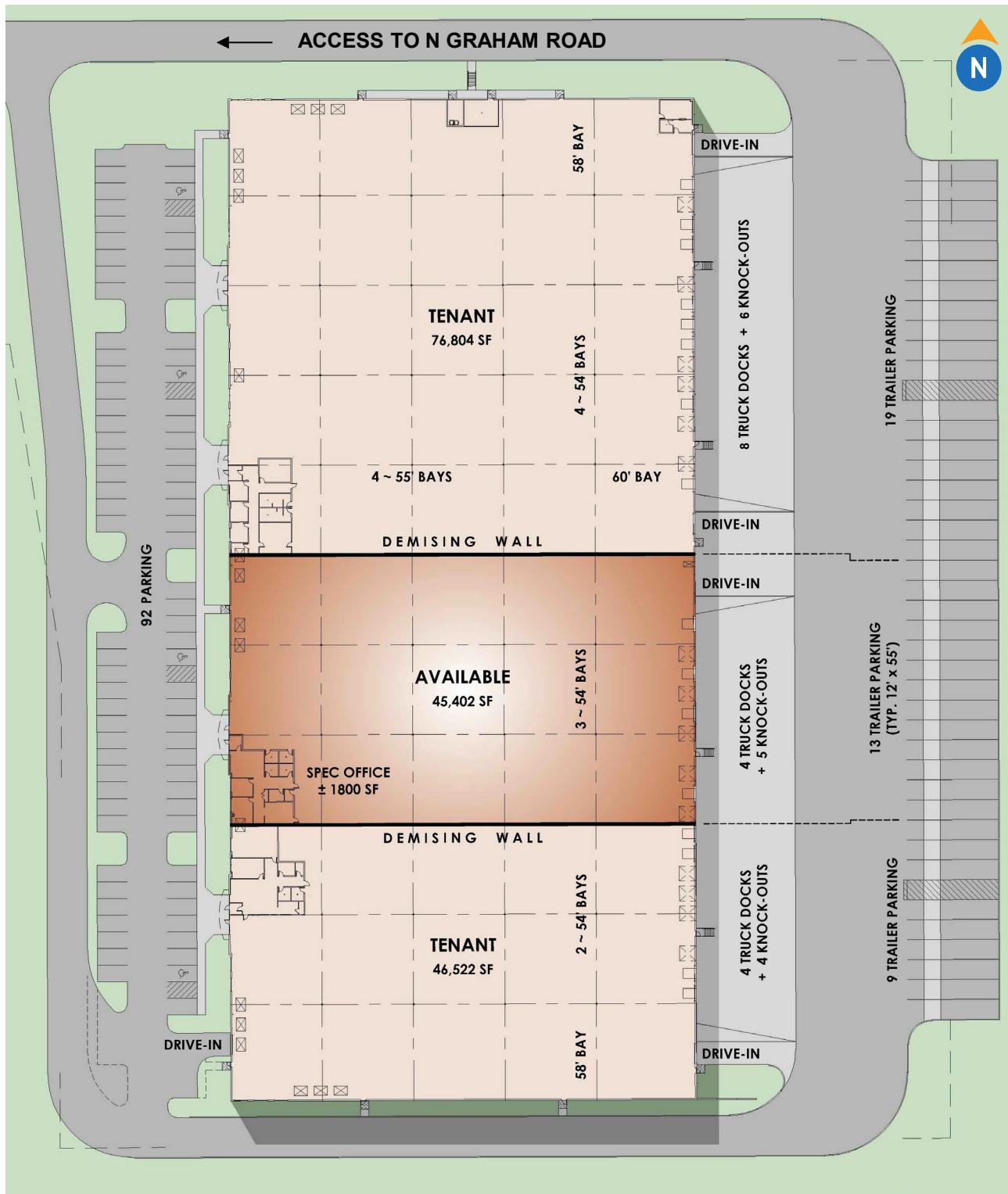
leasing by:

Colliers

owned by:

SHEAR
property group

SITE PLAN AND ELEVATION



AVAILABLE SPACE Specs

Available SF	45,402 SF
Dock Equipment Knock Outs	(4) 9' x 10' docks w/ seals & levelers (5) knock-out positions
Drive-in Doors	(1) 12' x 14' motorized drive-in
Car Parking	26 auto parking spots
Trailer Parking	13 trailer parking spots
Office Space	±1,800 SF
Electrical Service	3 phase / 400V / 400-amp service

DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.45 mil TPO ballasted roof system
Floor	6" unreinforced concrete slab with Ashford seal
Warehouse Lighting	LEDs for open warehouse plan
Warehouse Heating	Energy rotation with system for 55 degrees at zero

Fire Protection ESFR

SITE & BUILDING Specs

Total Building Area	168,728 SF (602' wide x 280' deep)
Site Area	14.5 acres
Clear Height	28'
Column Spacing	54' x 55' (60' staging bays)
Configuration	Rear-loaded
Dock Equipment Knock Outs	(16) 9' x 10' docks w/ seals & levelers (19) knock-out positions
Drive-in Doors	(4) 12' x 14' motorized drive-in doors
Trailer Parking	41 trailer parking spots
Car Parking	92 auto parking spots
Truck Court	130'

OWNED BY:



CONSTRUCTION BY:



GREENWOOD LABOR PROFILE

89,871

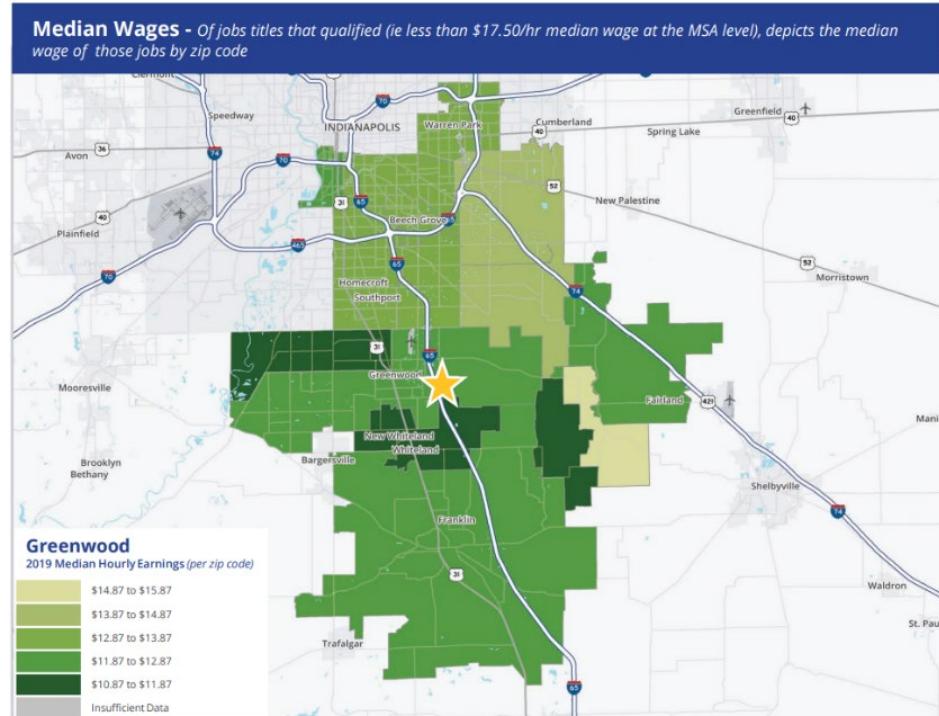
Residents of the drivetime area in occupations paying less than \$17.50/hour

\$16.56

Median Wage – Forklift Driver

\$13.08

Median Wage – Stock + Order Filler



WHY INDIANA – TOP IN TRANSPORT ACCESSIBILITY

INDIANAPOLIS INT'L AIRPORT IND

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

INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport



INDIANA ROADS — UNRIValed CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40⁺ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— Site Selection Magazine

1st

1st

2nd

3rd

in U.S. for manufacturing output

best state to start a business

Manufacturing Jobs (% of workforce)

leading state in biotechnology exports

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



NW
SE
SW
Burns Harbor
Jeffersonville
Mt Vernon

INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

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