



The Signature @
**PROGRESS
PARK**



UP TO 221,840 RSF FOR LEASE OR SALE

BUILDING HIGHLIGHTS



MOVE-IN
READY



EXTERIOR BUILDING
SIGNAGE AVAILABLE



ON-SITE
GYM



FURNITURE
AVAILABLE

TYPICAL FLOOR

26,000 SF

PARKING SPACES

737

SQUARE FOOTAGE

	OFFICE SF	LAB SF	TOTAL SF
BLDG A	12,960	12,960	25,920
BLDG B	51,800		51,800
BLDG C	51,840		51,840
BLDG D	64,200		64,200
BLDG E	28,080		28,080
TOTALS	208,880	12,960	221,840



STRATEGIC LOCATION

15min
Travel time to

30min
Travel time to

35min
Travel time to

45min
Travel time to

1h 45min
Travel time to

1h 50min
Travel time to



TECHNICAL DATA

Address:

2500 Innovation Way
Greenfield, Indiana
Hancock County

Ownership:

HealthStar Partners

- **Built:** 2010
- **Acreage:** ±20 Acres
- **Square Footage:** 221,840 SF
- **For Sale or Lease:** Lease
- **Zoning:** BP - Business Park
- **TIF District:** Yes
- **Foreign Trade Zone:** No



Electric Lines Services Site:

[5] 1500kVA Transformers
[1] 1,000 kVA

Electric Service to Substation:

[5] 1500kVA Transformers
[1] 1,000 kVA

Maximum Capacity:

8.5MW

Dual Feed Service:

Yes

Outage Information:

Going back 2 years, GPL has not shown any outages

Water Line Serving Site:

8 inch

Water System Capacity:

7 MGD

Excess Water System Capacity:

3.4 MGD

Wastewater Line:

10 inch

Wastewater System Capacity:

8 MGD

Excess Wastewater Capacity:

4 MGD

DEMOGRAPHIC DATA



Cost of Living

- 5.4% under national average



Commuting Patterns

- 37,000+ Commuters Leave Hancock County for Work
- 15,000+ Commuters Enter Hancock County for Work



Population Growth (2018-2023)

- Hancock County saw a **15.4%** increase in population
- The National Average is **4.3%** growth



Occupation Growth (2018-2023)

- Transportation & Material Handling: **+56%**
- Business & Financial Operations: **+55%**
- Healthcare Practitioners: **+31%**
- Production: **+24%**



Average Annual Earnings Around Greenfield

- 10-Mile Radius: **\$66,511**
- 20-Mile Radius: **\$77,434**
- 40-Mile Radius: **\$77,798**

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- **Large 221,840 SF**
state of the art office/lab facility
- **Prominent location**
at I-70 and S.R. 9 at Greenfield Indiana interchange
- **26,000 SF flexible floor plates**
with 737 surface parking spaces
- **On-site amenities**
including food service and fitness facility
- **Buildings A-E connected**
with A and D divisible for smaller users
- **Move-in ready**
fully furnished space
- **±10 Acres**
of additional ground available for expansion

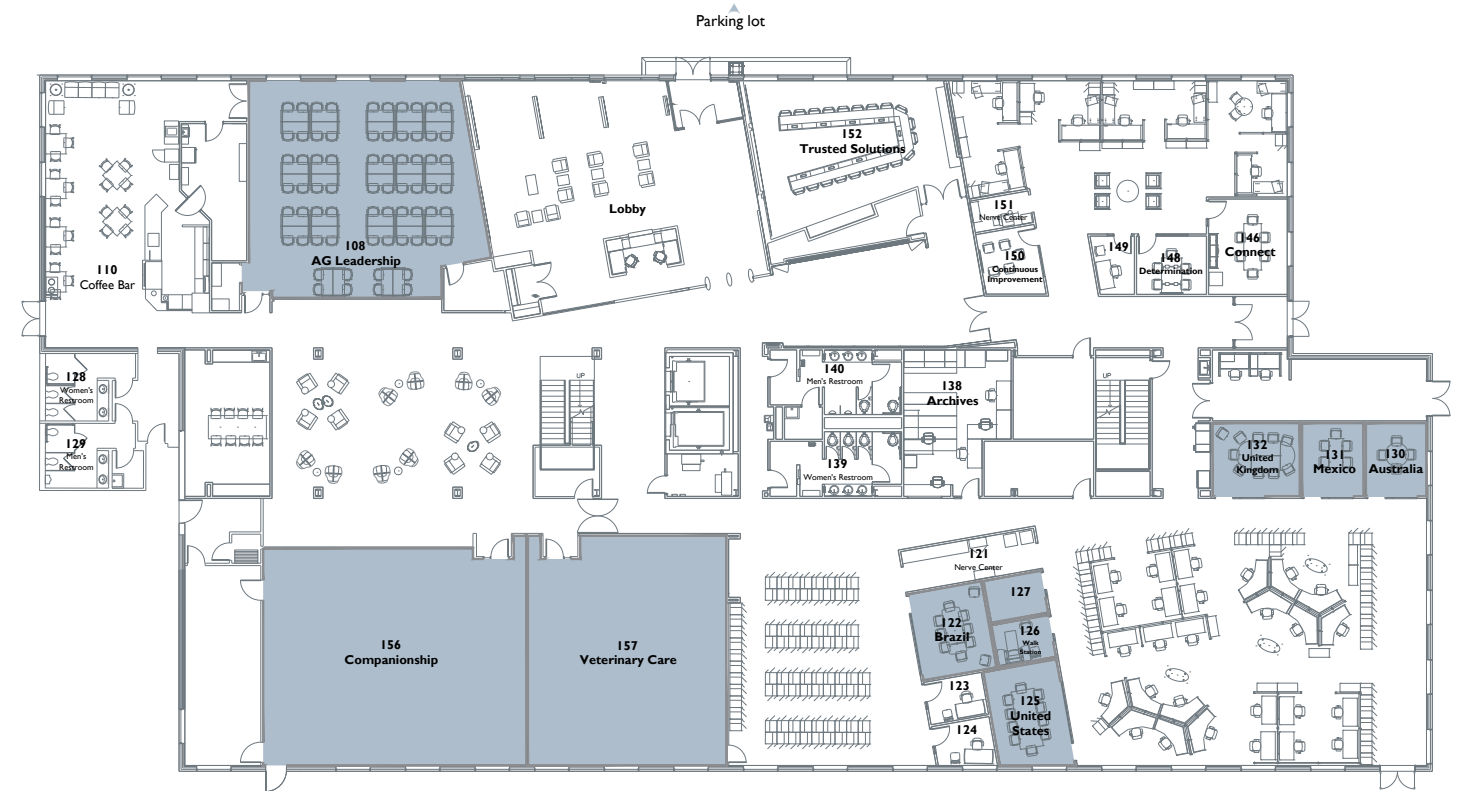


The Signature @ PROGRESS PARK

FLOORPLANS

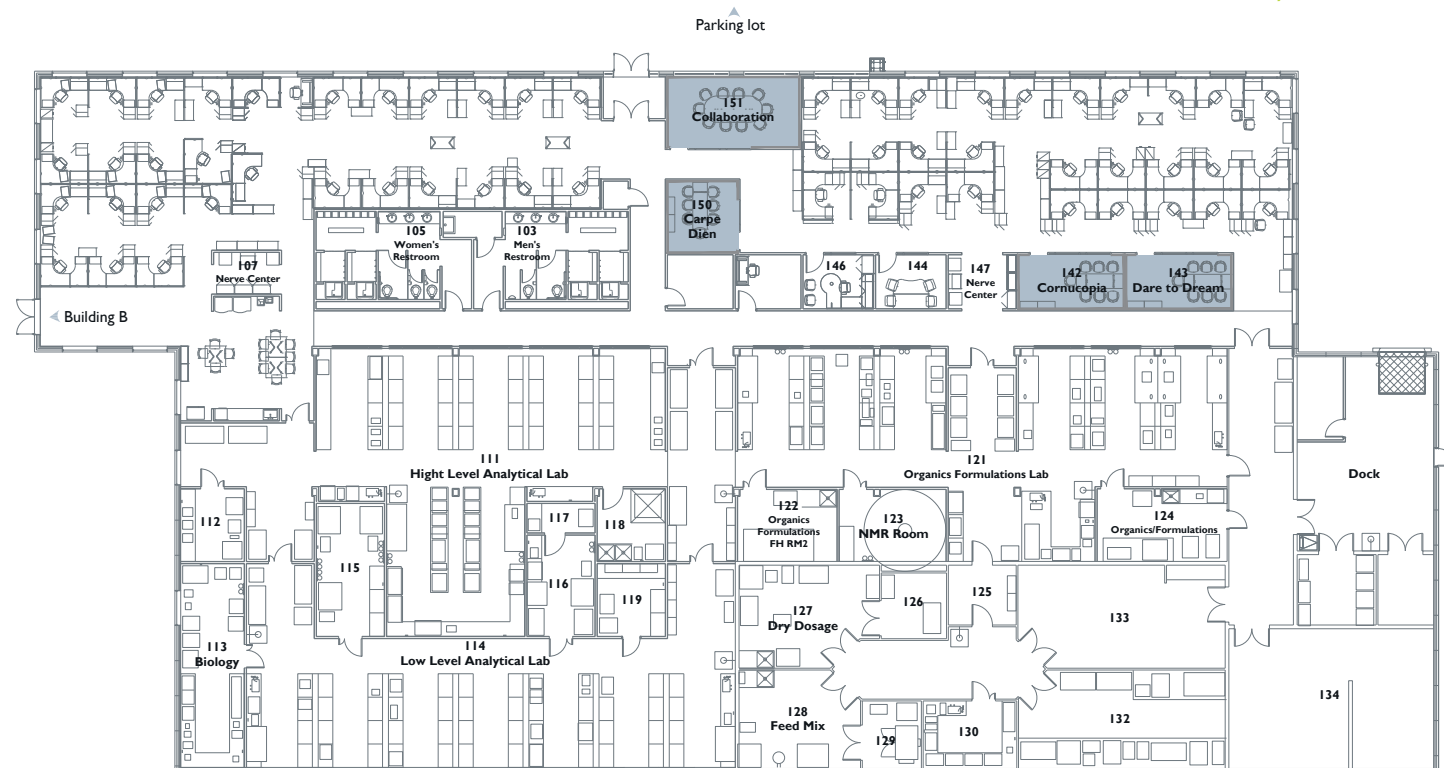
BUILDING B FLOOR 1

25,900 SF



BUILDING A FLOOR 1

25,920 SF



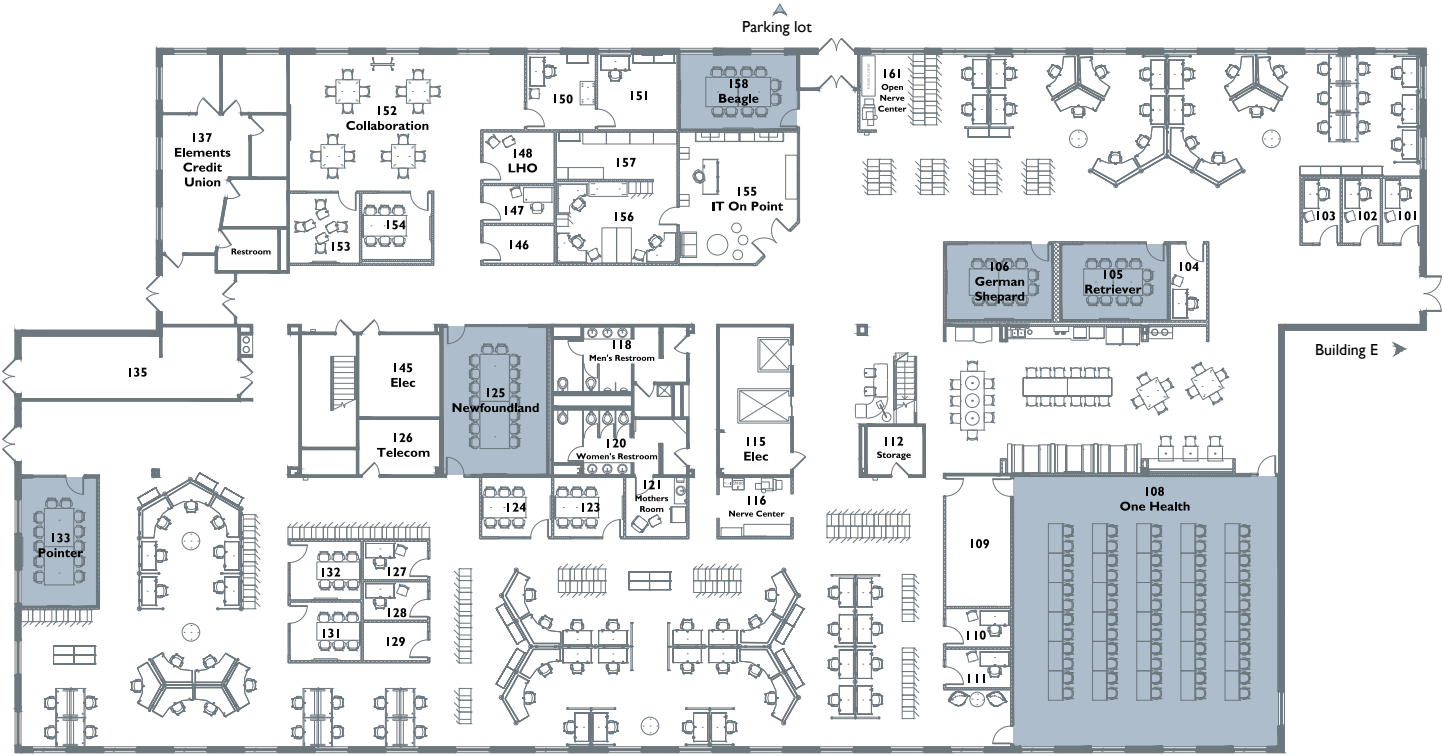
BUILDING B FLOOR 2

25,900 SF



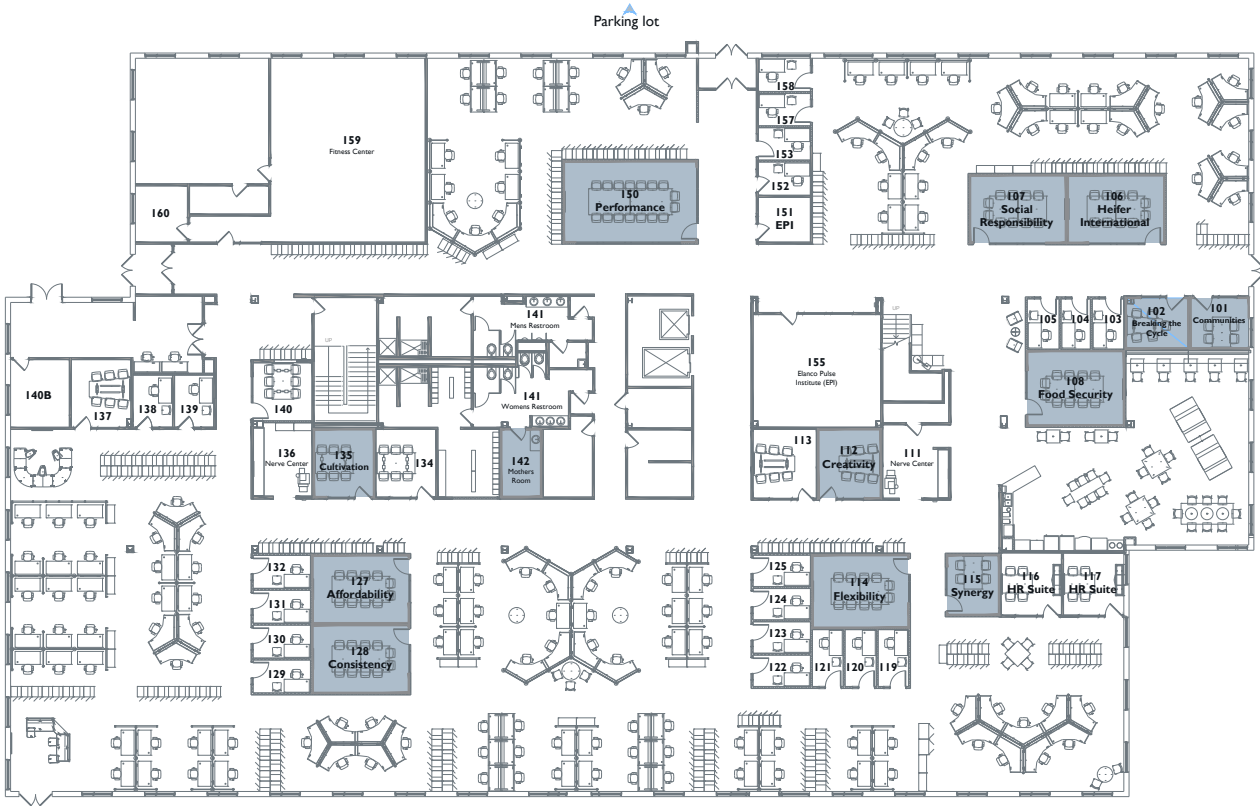
BUILDING C FLOOR 1

25,920 SF



BUILDING D FLOOR 1

31,100 SF



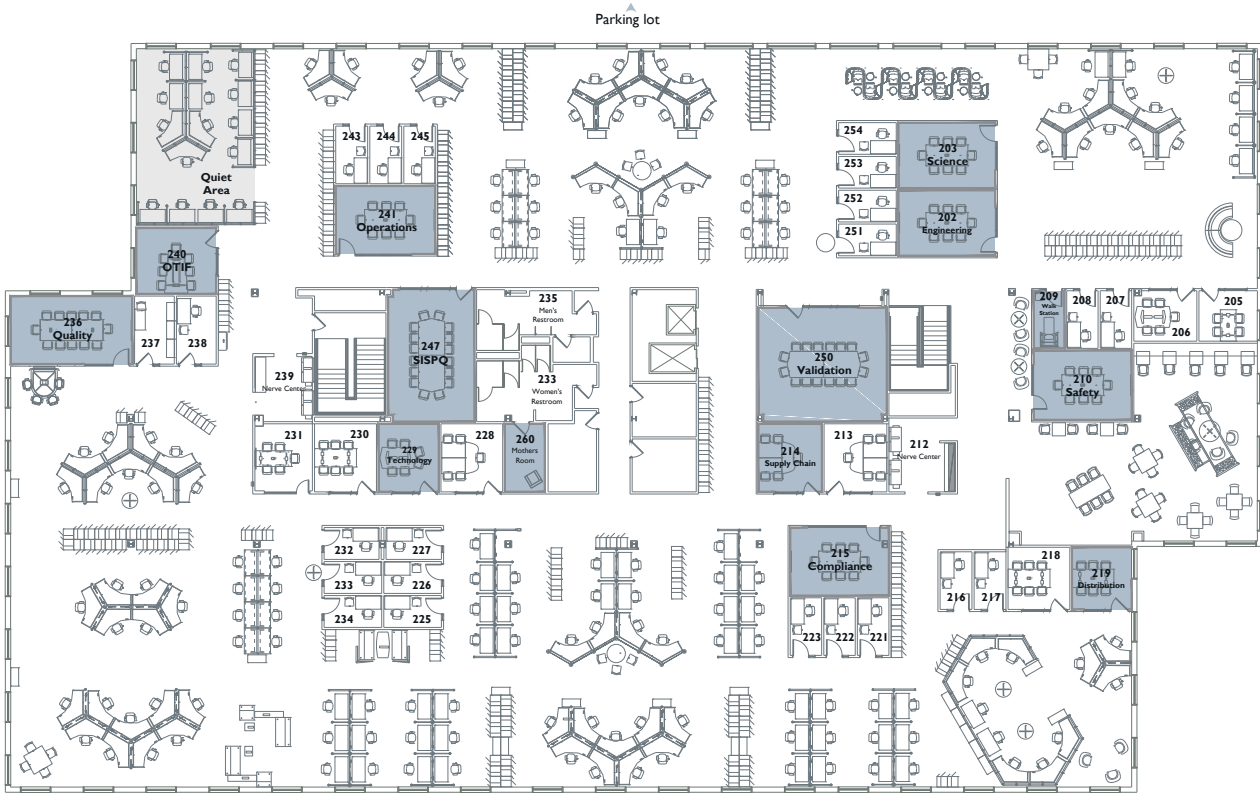
BUILDING C FLOOR 2

25,920 SF



BUILDING D FLOOR 2

31,100 SF



BUILDING E FLOOR 1

14,040 SF



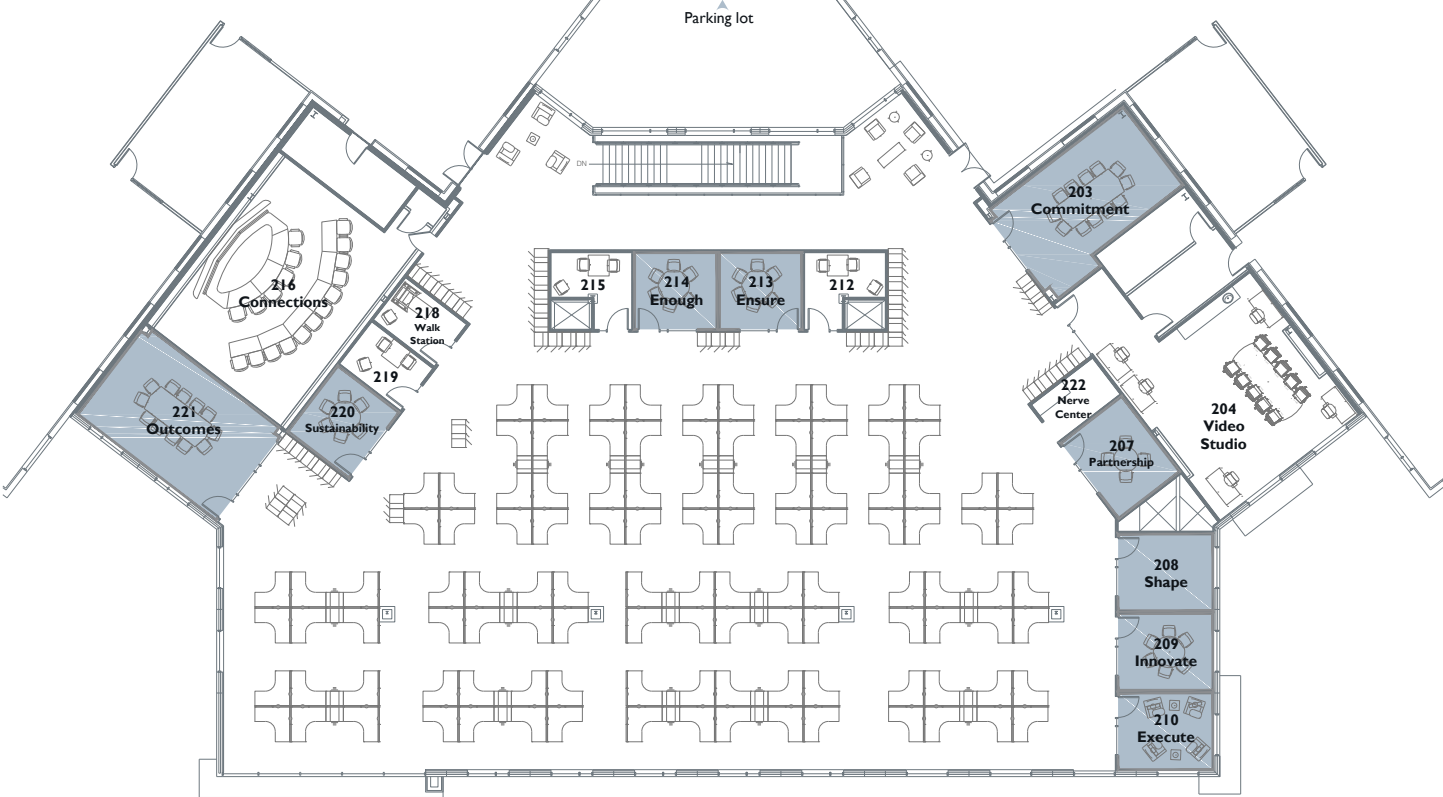
BUILDING F FLOOR 1

25,920 SF



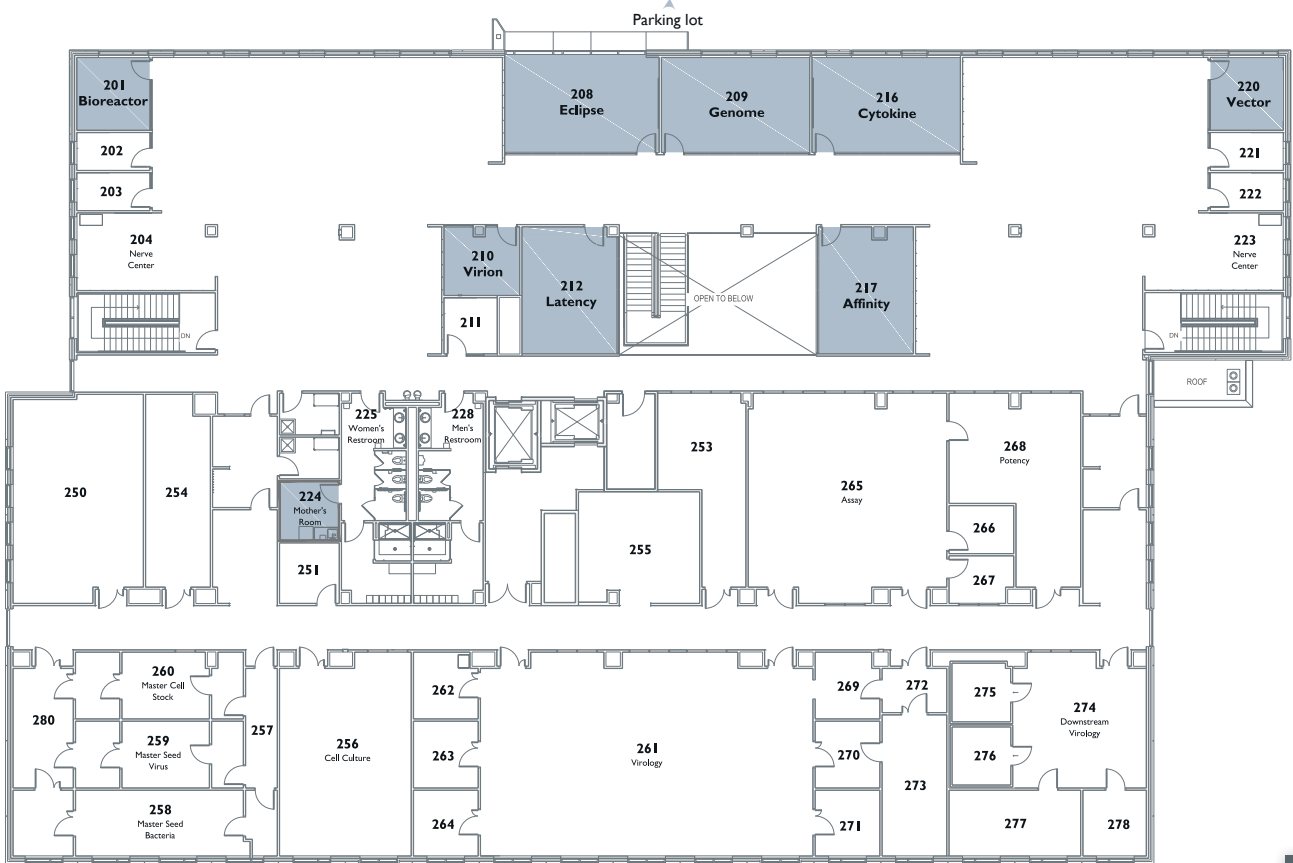
BUILDING E FLOOR 2

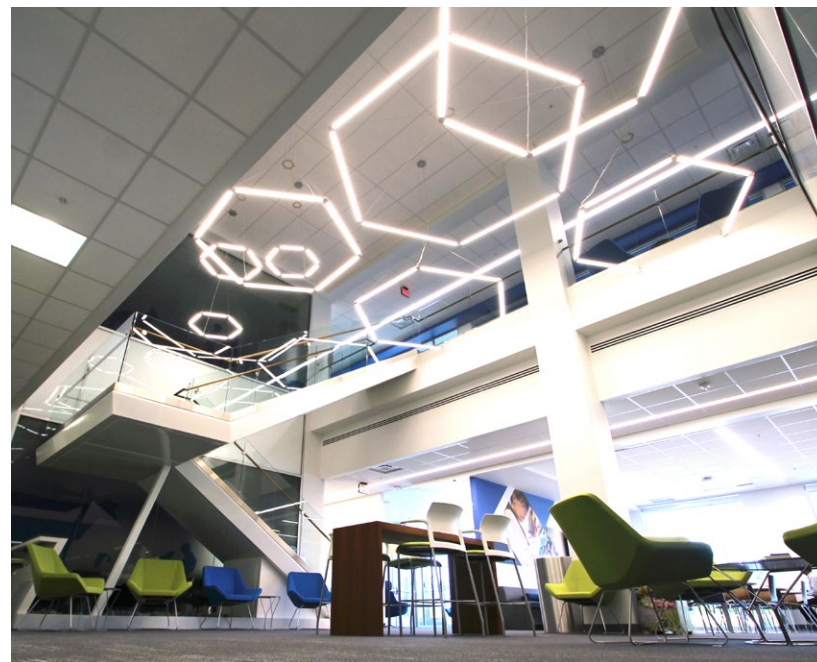
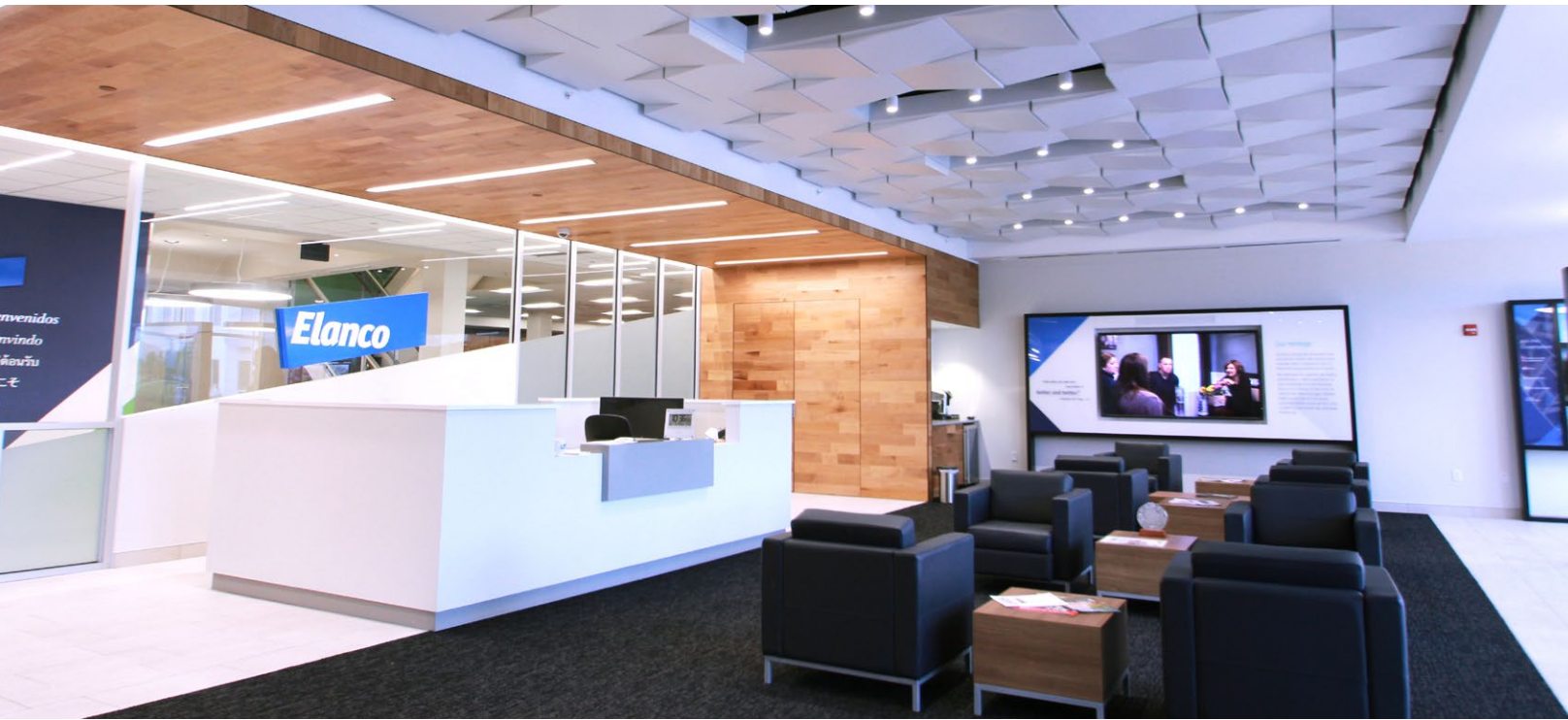
14,040 SF



BUILDING F FLOOR 2

25,920 SF





EVERYTHING AT YOUR FINGERTIPS



RESTAURANTS

1. Bob Evans
2. White Castle
3. Cracker Barrel
4. Panera Bread
5. Chick-fil-A
6. Steak 'n Shake
7. QDOBA
8. Zapp Thai
9. Papa Murphy's
10. Bamboo Garden Buffet
11. O'Charley's
12. Popeyes
13. Panda Express
14. Subway
15. Montana Mike's
16. Hardee's
17. The Confection Connection Café
18. Wings Etc
19. Little Ro's Pub & Eatery
20. Culver's
21. Applebee's
22. Waffle House
23. Burger King
24. KFC
25. Buffalo Wild Wings
26. Jersey Mike's Subs
27. Gyros Grill
28. Arby's
29. Penn Station East Coast Subs
30. Little Caesars Pizza
31. Firehouse Subs
32. Mi Casa Mexican
33. Snappers Bar and Grill
34. Mama nita's Pizza
35. Wendy's
36. Taco Bell
37. Wasabi Japanese Steakhouse
38. McDonald's
39. Don Rigo Mexican Bar & Grill
40. Mozzi's Pizza
41. Subway
42. Domino's Pizza
43. Chicago's Pizza On Tap
44. Pizza Hut
45. Papa Johns
46. Dragon Palace
47. Carnegie's A Place To Eat
48. Wooden Beamer Brewing Co
49. Lincoln Square Pancake House
50. Griggsby's Station
51. Pizza King
52. The Depot
53. El Mariachi
54. Sbarro
55. Hancock County FOP
56. Dairy Queen
57. Costa's Grill
58. Taco Bell
59. Hardee's
60. Long John Silver's
61. Leo's Eatery
62. Mozzi's Pizza
63. Parched
64. Tour of Italy Café
65. Los Vaqueros Mexican
66. The Mug
67. Hometown Classic Pizza

COFFEE SHOPS

1. Starbucks
2. Hitherto Coffee

FITNESS

1. The Yard Sports Complex
2. Anytime Fitness
3. Planet Fitness
4. Greenfield Fitness
5. Indiana Gym
6. Sheer Training
7. Hancock Wellness Center

HOTELS

1. Quality Inn & Suites
2. Comfort Inn & Suites
3. Holiday Inn Express & Suites
4. Hampton Inn
5. Fairfield Inn & Suites
6. Greenfield Inn
7. Super 8
8. Country Inn & Suites

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FOR MORE INFORMATION, PLEASE CONTACT:

DAVID A. MOORE, CCIM, SIOR

Managing Director | +1 317 639 0490
david.moore@cushwake.com



**CUSHMAN &
WAKEFIELD**



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2500 Innovation Way Greenfield, Indiana