



EQT | EXETER



# 5625 Enterprise Drive

McCordsville, IN

Building Size: 955,371 SF | 955,371 SF of Industrial Space Available

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## Building Specifications

- Industrial space available
- 955,371 SF total building size
- 955,371 SF available size
- 10 year Real Estate Tax Abatement Approved
- 2,000 SF of office space
- Estimated delivery in Q3 2022
- 40' clear height
- 50' x 54' column spacing
- 8" unreinforced concrete floor load
- 190' truck court depth
- Cross-Dock loading
- 206 dock doors
- 4 drive-in doors
- 438 car parking spaces
- 281 trailer parking spaces
- LED with motion sensors lighting
- ESFR sprinkler system



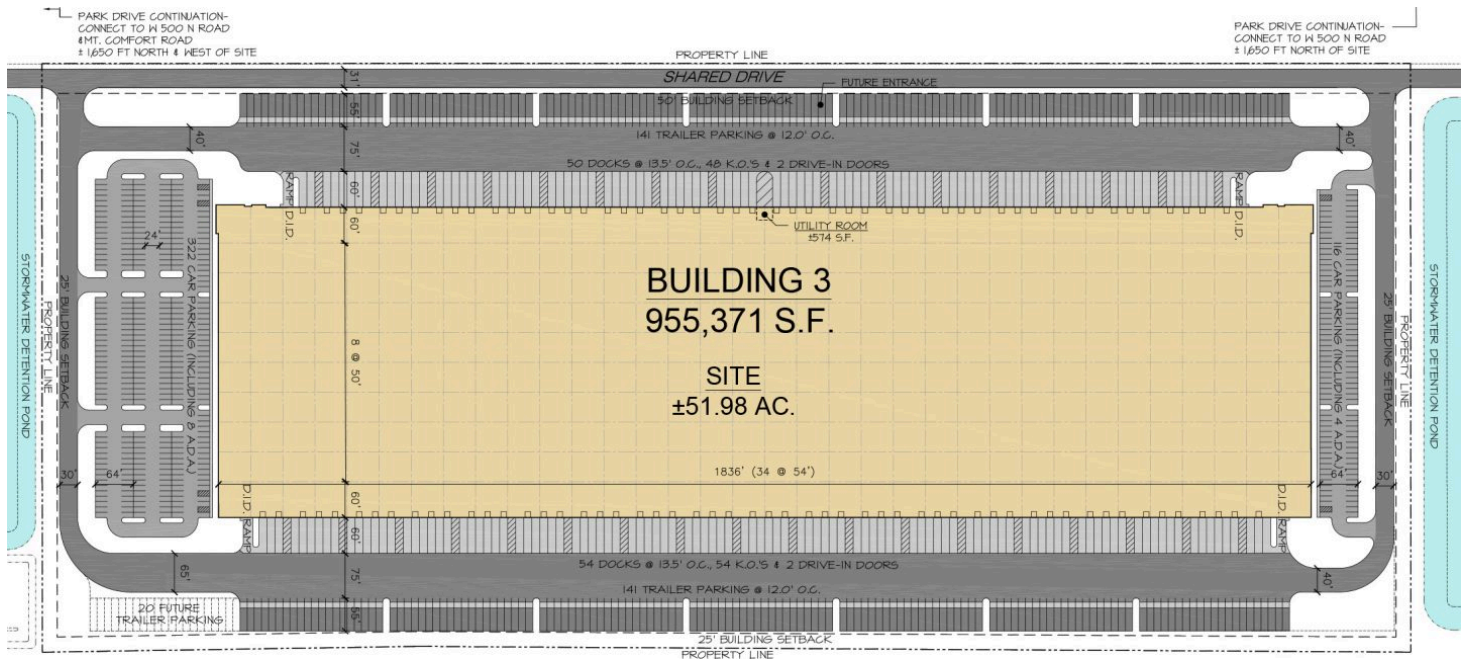
## Additional Information

- Located in the heart of Greater Indianapolis Logistics corridor with immediate proximity to the following:
  - 2nd Largest FedEx Hub
  - UPS Ground Hub
- Easy access to I-70 / I-465 / I-65 / I-69 / I-74 and only 20 miles to Indianapolis International Airport
- Within 1-day drive of 50% of the U.S and Canadian populations
- 1.5-day drive of 75% of the U.S and Canadian populations

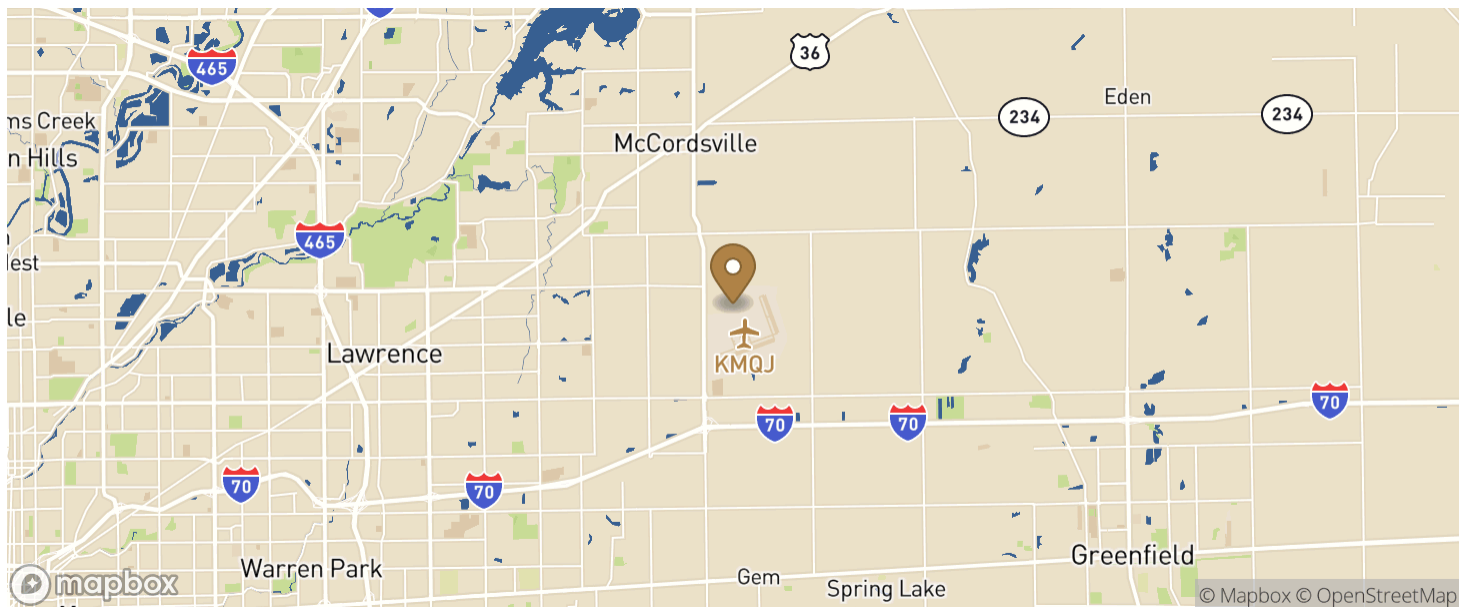
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## Location



## Access

CITY	POPULATION	MILES	DRIVE TIME
Indianapolis	863,002	18	0 h 25 m
Louisville	760,026	127	2 h 07 m

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Columbus	<b>787,033</b>	<b>164</b>	<b>2 h 39 m</b>
Chicago	<b>2,716,000</b>	<b>199</b>	<b>3 h 25 m</b>
Nashville	<b>684,410</b>	<b>300</b>	<b>4 h 51 m</b>
Charlotte	<b>874,579</b>	<b>562</b>	<b>9 h 17 m</b>

## Population

ACCESS AND LABOR FORCE	10 MILES
Total Population	<b>373,632</b>
Total Labor Force	<b>186,330</b>
Unemployment Rate	<b>1.46%</b>
Median Household Income	<b>66,080</b>
Warehouse Employees	<b>1,945</b>
High School Education Or Higher	<b>65.34%</b>