



FOR SUBLEASE

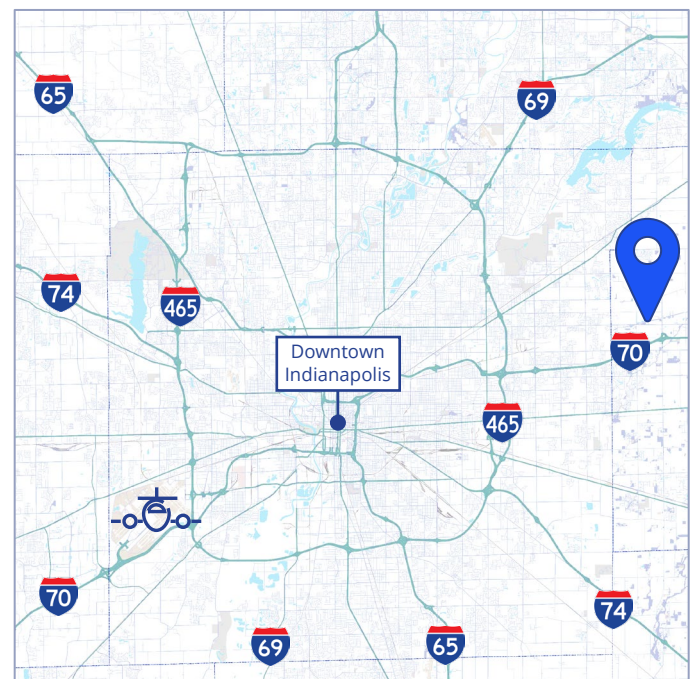
6887 W 350 N

Greenfield, IN 46140

Warehouse Space Available
for Immediate Occupancy

Property Highlights:

- ±377,781 SF Available (*Divisible to ±27,000 SF*)
- Customizable space sizes and flexible terms available
- ±2,588 SF office
- 32' Clear height
- 46 Dock doors
- Cross-dock configuration
- 2 Drive-in doors (12'x14')
- ESFR fire protection system
- Easy access to I-70, offering excellent connectivity to Indy's interstate systems
- Modern construction, expansion built in 2019
- Logistics and material handling services available

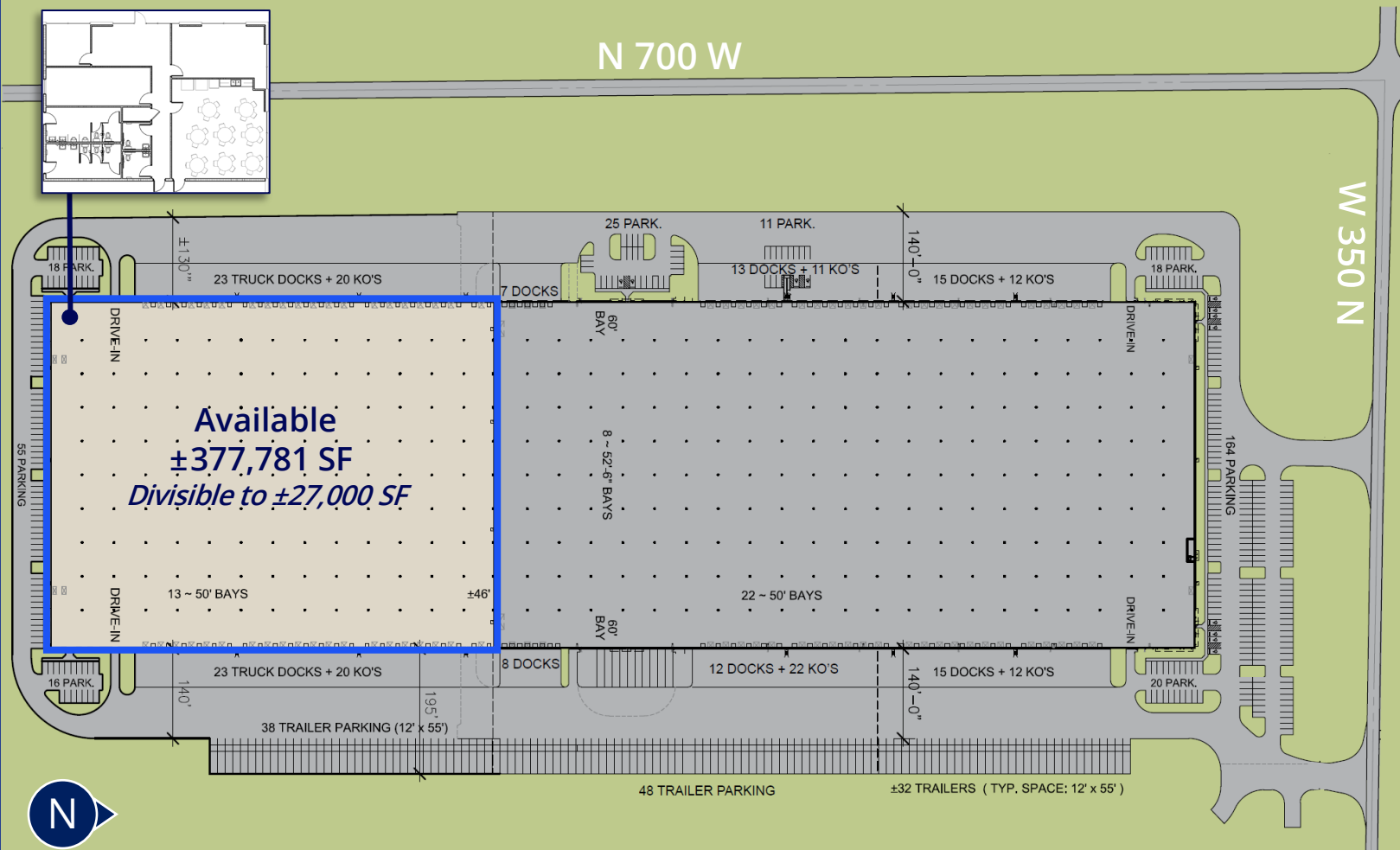


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Property Specifications

Available Space	±377,781 SF Total (Divisible to ±27,000 SF)
Office Space	±2,588 SF
Dock Doors	46
Dock Configuration	Cross-dock
Drive-in Doors	2 (12' x 14')
Clear Height	32'
Column Spacing	52'6" x 50' (60' speed bays)
Lighting	LED w/ motion sensors
Trailer Parking	38 spaces
Auto Parking	89 spaces
Sprinkler System	ESFR
Built	2019





Local Access

	1.8 miles		14.2 miles
	8.1 miles		16.0 miles
	10.3 miles		26.5 miles
	13.7 miles		28.5 miles

Corporate Neighbors

Why Indy

Colliers



INDIANAPOLIS INT'L AIRPORT

- 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



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

NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

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

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1st

in U.S. for
manufacturing
output

1st

best state
to start a
business

2nd

Manufacturing
Jobs (% of
workforce)

3rd

leading state in
biotechnology
exports