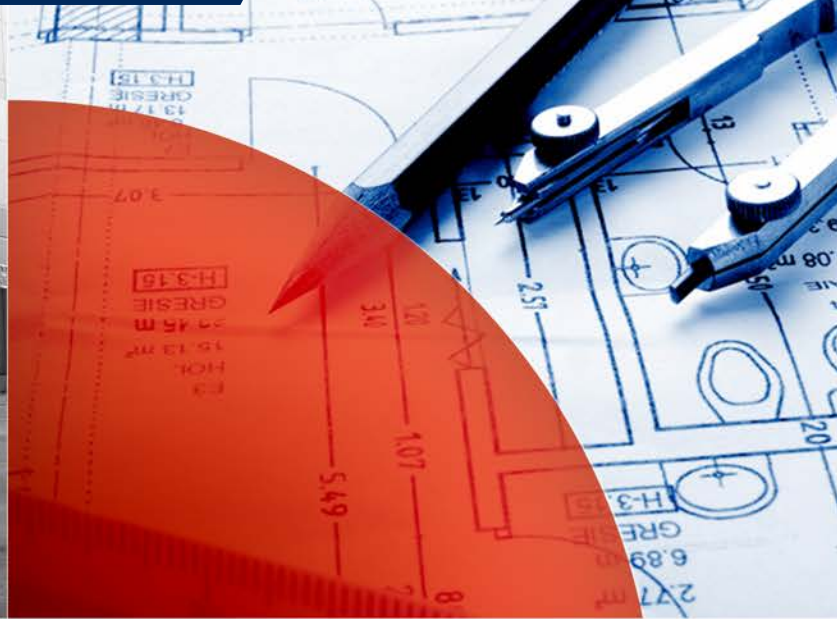


# ±650 ACRES OF OPPORTUNITY

New construction and industrial/distribution  
build-to-suit options of 249,000 to 1.2 million square feet  
Franklin, Indiana 46131



## AERIAL

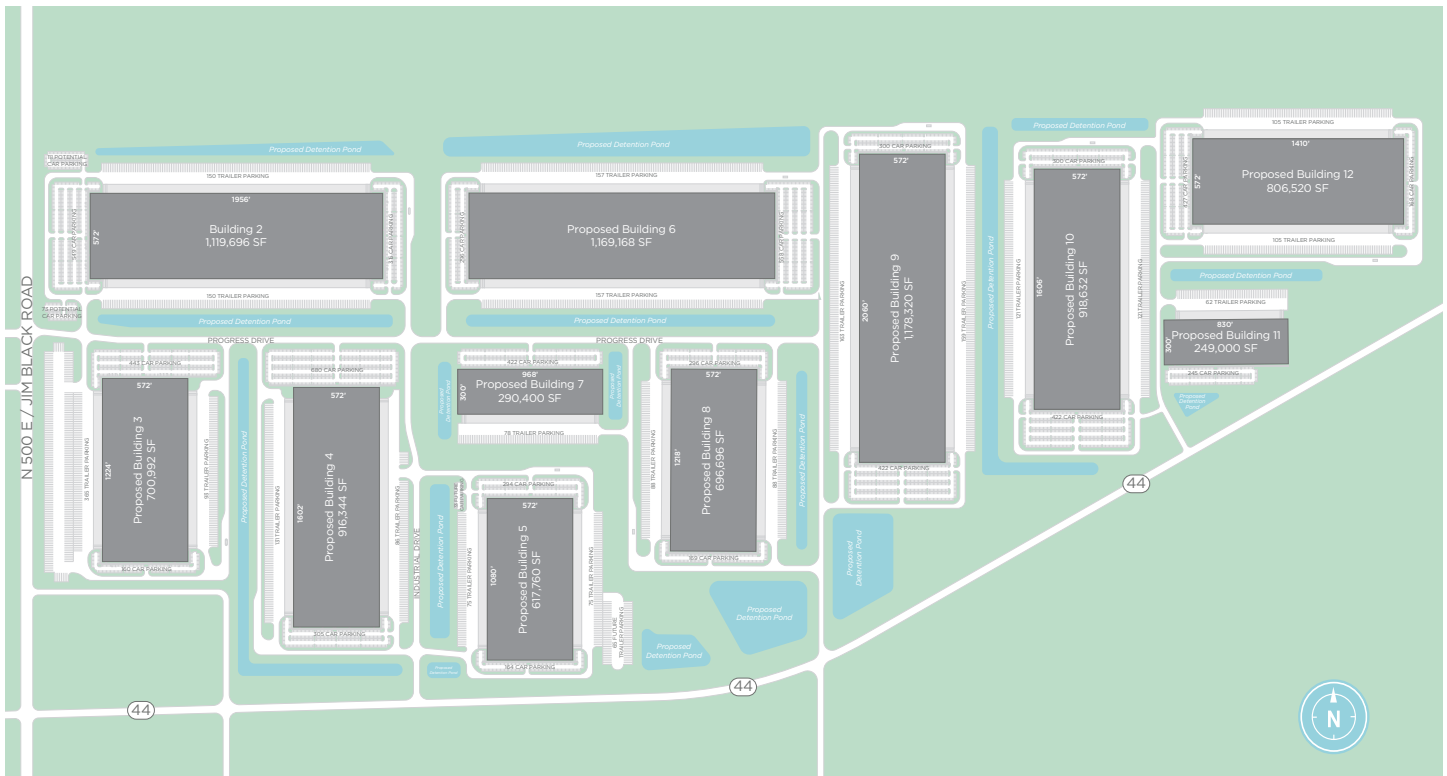
I-65 South Commerce Park offers build-to-suit sites and new speculative construction in the nation's premier central location for logistics, air cargo, manufacturing and more. I-65 South Commerce Park is strategically located at the Crossroads of America on Interstate 65 just thirty-five miles from the Indianapolis International Airport and the second largest FedEx hub in the United States. Contact us to learn more about the opportunities available at I-65 South Commerce Park—where innovation meets excellence.



### The Owner/Developer

Sunbeam Development Corporation and affiliate companies own and manage a diverse portfolio of real estate primarily located in Indiana and Florida. Developments include industrial parks, suburban office parks and shopping centers. Sunbeam buys large tracts of land in growth areas and provides funding and expertise for the infrastructure to support major development. I-65 South Commerce Park will be a long-range investment for Sunbeam.

## CONCEPTUAL SITE PLAN



I-65 South Commerce Park offers build-to-suit and new speculative construction sites with options of 249,000 square feet to 1.2 million square feet.

**Building 1 \*** 519,728 SF - LEASED

**Building 2** 1,119,696 SF - AVAILABLE

**Building 3** 700,992 SF (Proposed)

**Building 4** 916,344 SF (Proposed)

**Building 5** 617,760 SF (Proposed)

**Building 6** 1,169,168 SF (Proposed)

**Building 7** 290,400 SF (Proposed)

**Building 8** 696,696 SF (Proposed)

**Building 9** 1,178,320 SF (Proposed)

**Building 10** 918,632 SF (Proposed)

**Building 11** 249,000 SF (Proposed)

**Building 12** 806,520 SF (Proposed)

## LOCATION, LOCATION, LOCATION

### Franklin / Johnson County, Indiana

**LOCATION:** Less than 18 miles from downtown Indianapolis and 22 miles from the Indianapolis International Airport. A distribution company can ship to Louisville in 90 minutes or to Chicago in 3.5 hours.

**BUSINESS CLIMATE:** Johnson County and the State of Indiana offer a nationally recognized pro-business climate. Since 2006, more than 60 companies have relocated to Johnson County while an additional 57 companies chose to remain in the county and expand their business.

**REGIONAL PROFILE:** Johnson County is part of the Central Indiana region that includes Indianapolis, the nation's 13th largest city. Franklin is part of a metropolitan area that is a vibrant place for living, visiting and doing business.

**WORKFORCE:** Johnson County has access to a large recruitment area and many resources to assist employers in attracting and maintaining great team members.

**INFRASTRUCTURE:** Franklin, Indiana offers excellent transportation systems, plentiful power, water and the latest communication technology systems.

Source: *Aspire Economic Development*

### Indiana

**LOCATION:** Known as the Crossroads of America, more interstate highways converge in Indianapolis than any other city in the United States, easily connecting Hoosiers to the rest of the country.

**ROADS & RAIL:** The city's central location and extensive road and rail infrastructure have positioned Indianapolis as an important logistics center, with nearly 80 percent of the U.S. population reachable within 24 hours.

**FEDEX HUB/BARGE FLEET:** The Hoosier state is home to the second-largest FedEx hub in the world as well as the second-largest liquid barge fleet in the country.

**BEST STATE FOR BUSINESS:** Indiana is the Best State for Business in the Midwest and #5 in the nation. (Chief Executive magazine)

**INFRASTRUCTURE:** Indiana is #3 in the nation for Best Infrastructure. (CNBC)

**TAX CLIMATE:** Indiana offers the 9th Best Business Tax Climate in the nation. (Tax Foundation)



Developed/Owned by:

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