



**Building 1 | ± 800,680 SF | Ready for Occupancy**



## *AIR 70 LOGISTICS PARK*

4212 Owens Farm Ct | Greenfield, IN

- ±800,680 SF total
- ±430,881 SF available for lease
- 1,561 SF spec office
- ±132 acre industrial park
- Flexible options available
- Located on the east side of Indianapolis in the Mt. Comfort area at the intersection of CR W 400 N & CR N 700 W
- Excellent access to I-70 & I-465
- Ideal for distribution, light manufacturing and assembly
- Close proximity to large, skilled labor pool
- Ninestar fiber in place
- 10-year tax abatement

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developed & owned by:



leased by:





## Building 1 Specs

Site Area	±67 acres
Building SF	±800,680 SF
Available for Lease	±430,881 SF
Office SF	1,561 SF
Building Dimensions	570' x 1,404'
Column Spaces	56'-3" x 54'
Clear Height	40'
Speedbay Depth	60'
Auto Parking	321
Trailer Parking	91 (expandable to 182)
Truck Court Depth	140' (60' concrete apron and 80' heavy duty Asphalt)
Exterior	Precast concrete wall panels R-13 and storefront entries (72) 4' x 7' clearstory windows
Interior	Precast walls w/white finish Prime grey structural steel

Concret Slab	8" unreinforced at 4,000 psi
Roofing	Mechanically attached .45 mil TPO Exterior gutter/downspout system
HVAC	Heat provided w/ energy rotation units
Docks	80 (expandable to 166)
Drive-ins	(4) 12' x 14'
Dock Equipment	9' x 10' manual doors 7' x 8' mechanical 40,000 lb dock levelers Fabric covered foam dock seals Track guards at each dock door LED arm light fixtures
Fire Protection	ESFR
Electrical	(2), 3,000-amp tenant services
Lighting	Interior LED lighting w/ motion sensors
Sewer	12" sanitary main (3) 6" sanitary laterals
Water	3" Domestic water service 3" waterline run w/tap every 100'
Fiber	Established fiber service via NineStar Connect transferable to tenant



# Master Park Site Plan

**Total Acreage** ±132.0 acres

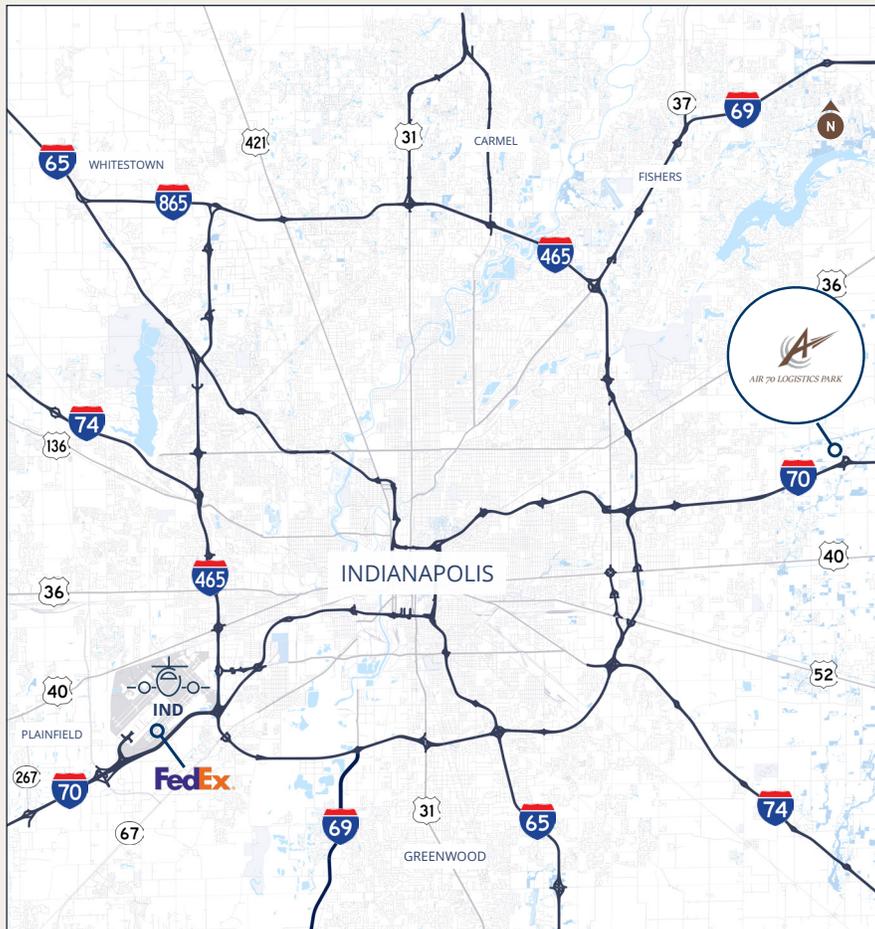
**Building 1** ±67.0 acres

**Proposed Building 2** ±39.8 acres

**Proposed Building 3** ±22.28 acres

**Utilities**

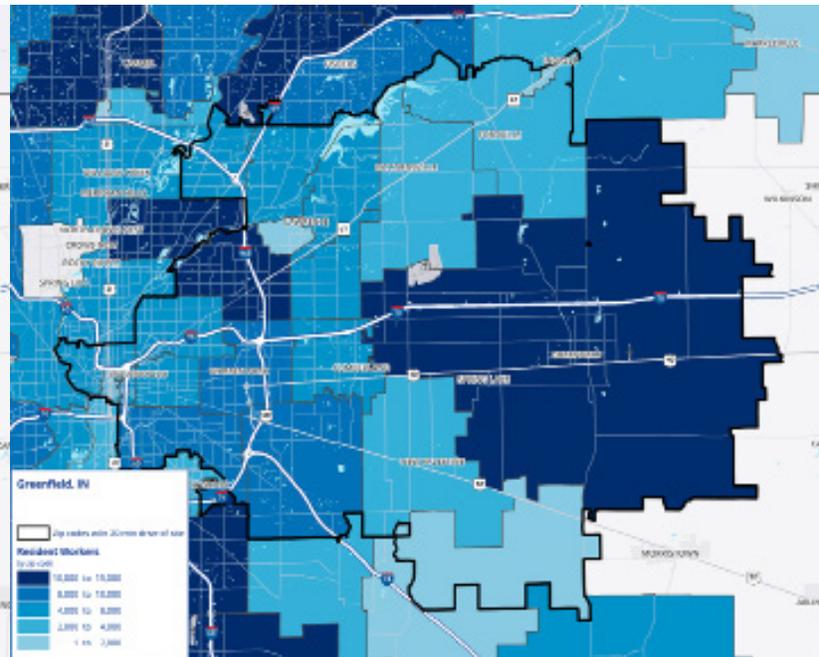
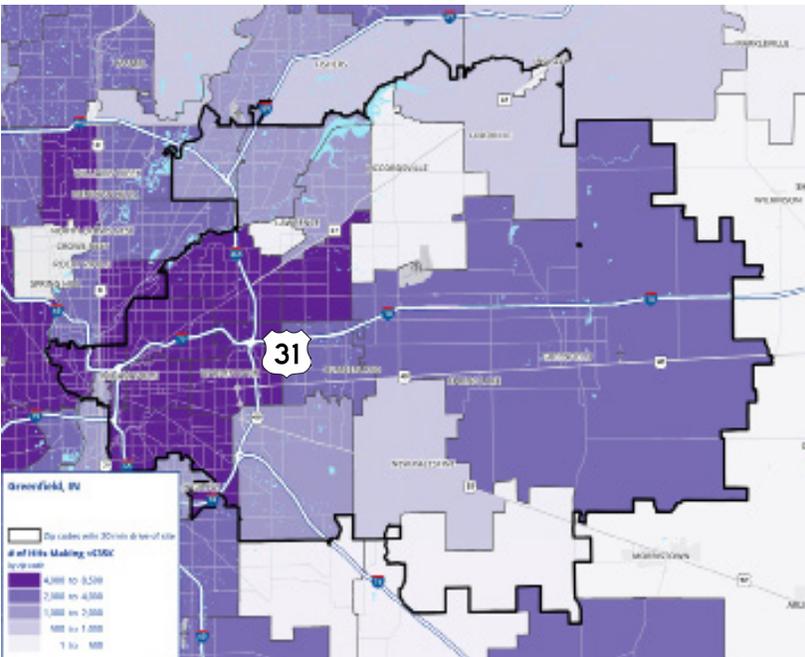
**Electric:** Ninestar Connect  
**Fiber:** Ninestar Connect  
**Gas:** Centerpoint Gas  
**Water:** Citizens Energy Group  
**Sanitary:** Aqua Indiana



**Air 70 Logistics Park** offers quick, easy access to I-70 and a large surrounding labor pool, located in the rapidly growing east submarket of Indianapolis,

- Located in Greenfield, Indiana, Hancock County
- Less than three miles to Mt. Comfort Road exit off I-70
- High visibility and frontage along I-70
- 10-min drive time to I-465 via I-70
- 30-min drive time to Indianapolis Int'l Airport (IND) & world's 2<sup>nd</sup> largest FedEx Hub
- Ideal configuration for bulk distribution and local and regional distribution
- Strong labor market above national density for truck drivers, laborers and machinists

# Labor Profile



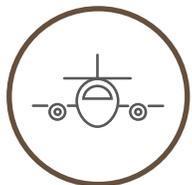
MARKET	Households in Drivetime Area Earning Less Than \$35K
Mt. Comfort	39,265
Fishers	37,534
Greenwood	36,487
Avon	34,464
Brownsburg	31,817
Whiteland	29,881
Noblesville	28,545
Plainfield	27,122
Ameriplex	25,602
Whitestown	22,654
Franklin	22,060
Westfield	18,498
Ingalls	11,314
Monrovia/Clayton	10,695
Lebanon	6,394

MARKET	Residents of Drivetime Area in Occupations Paying Less Than \$17.50/HR
Mt. Comfort	65,372
Fishers	120,398
Noblesville	109,605
Greenwood	94,709
Avon	84,832
Whiteland	78,069
Brownsburg	75,917
Plainfield	74,057
Westfield	74,040
Ameriplex	65,823
Whitestown	64,923
Franklin	61,469
Ingalls	53,021
Monrovia/Clayton	36,742
Lebanon	26,773

# Why Indiana

## Crossroads of America + I-70 Corridor

Indiana has earned a stand-out reputation for its business-friendly leadership, economic health, and accessibility. Earning its name as the Crossroads of America — central Indiana is located within an 8-hour drive to over 40 major metropolitan cities. The Mt. Comfort location is served by 27 airports within 50 miles — and positioned along the I-70 Logistics Corridor. The site's access is unparalleled.



### Indianapolis International Airport

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

### Great Proximity to Major Airports

IN – Ft Wayne + Indy  
IL – Midway + O'Hare  
KY – Lexington + Louisville  
OH – Columbus + Dayton

8 interstate systems **connect Indiana** to the country

40<sup>+</sup> major metropolitan areas within an **8-hr drive**

75% U.S. + Canada population within a **1-day drive**

## Best Business Climate

1<sup>st</sup>

in U.S. for Manufacturing Output \*

1<sup>st</sup>

Best State to Start a Business \*

2<sup>nd</sup>

Numbers of Manufacturing Jobs (% of Workforce) \*

3<sup>rd</sup>

Leading State in Biotechnology Exports \*

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