

Modern Industrial Distribution Site

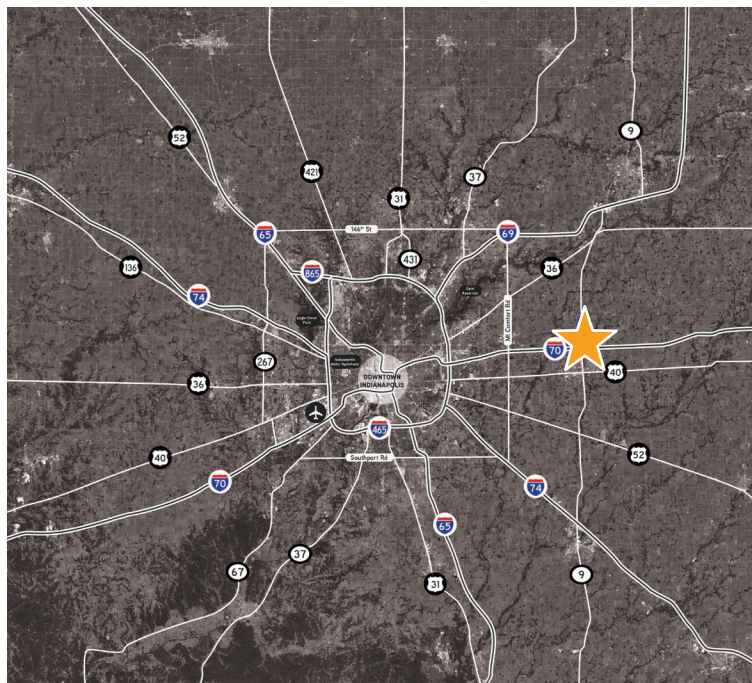
Opportunity Pkwy & Progress Pkwy S, Greenfield, IN 46140

AVAILABLE FOR BTS ON THE I-70 EAST CORRIDOR



PROPERTY HIGHLIGHTS

- ±29,000 SF– 260,000 SF available for BTS
- ±37.62 AC Site
- Flexible site that can accommodate different types and sizes of occupiers
- Ability to accommodate heavy auto and/or trailer parking requirements
- I-70 Frontage with immediate interstate access
- Convenient access to I-465 and Downtown Indianapolis
- Strong nearby amenity base and workforce availability



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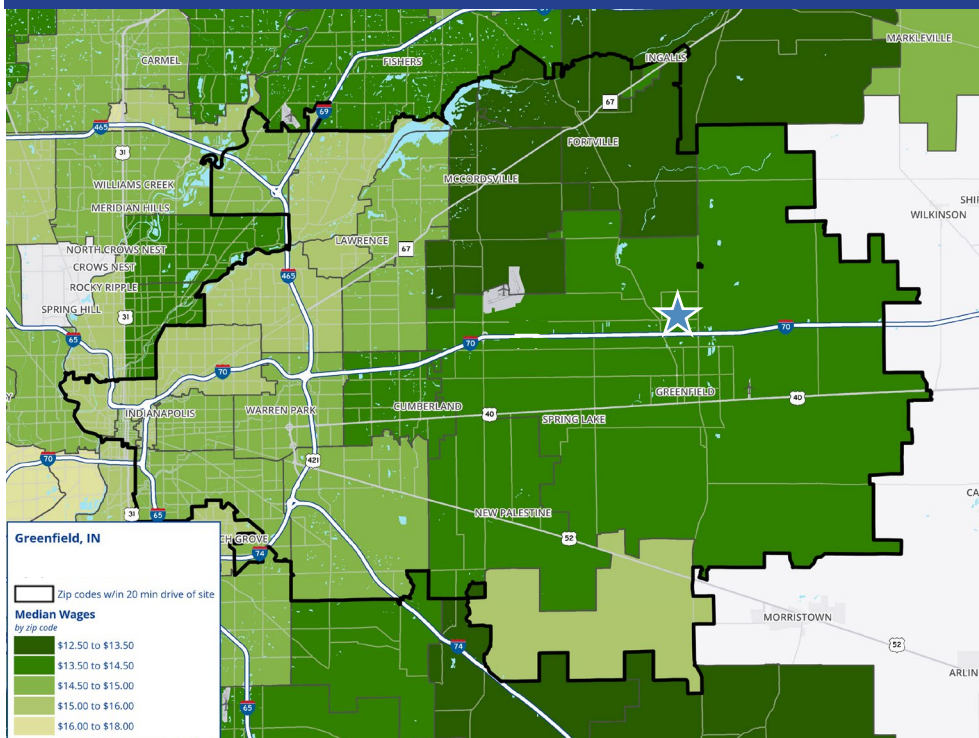


AERIAL



GREENFIELD LABOR PROFILE

Median Wages - Of jobs titles that qualified (ie less than \$17.50/hr median wage at the MSA level), depicts the median wage of those jobs by zip code



65,372

Residents of the drivetime area in occupations paying less than \$17.50/hour

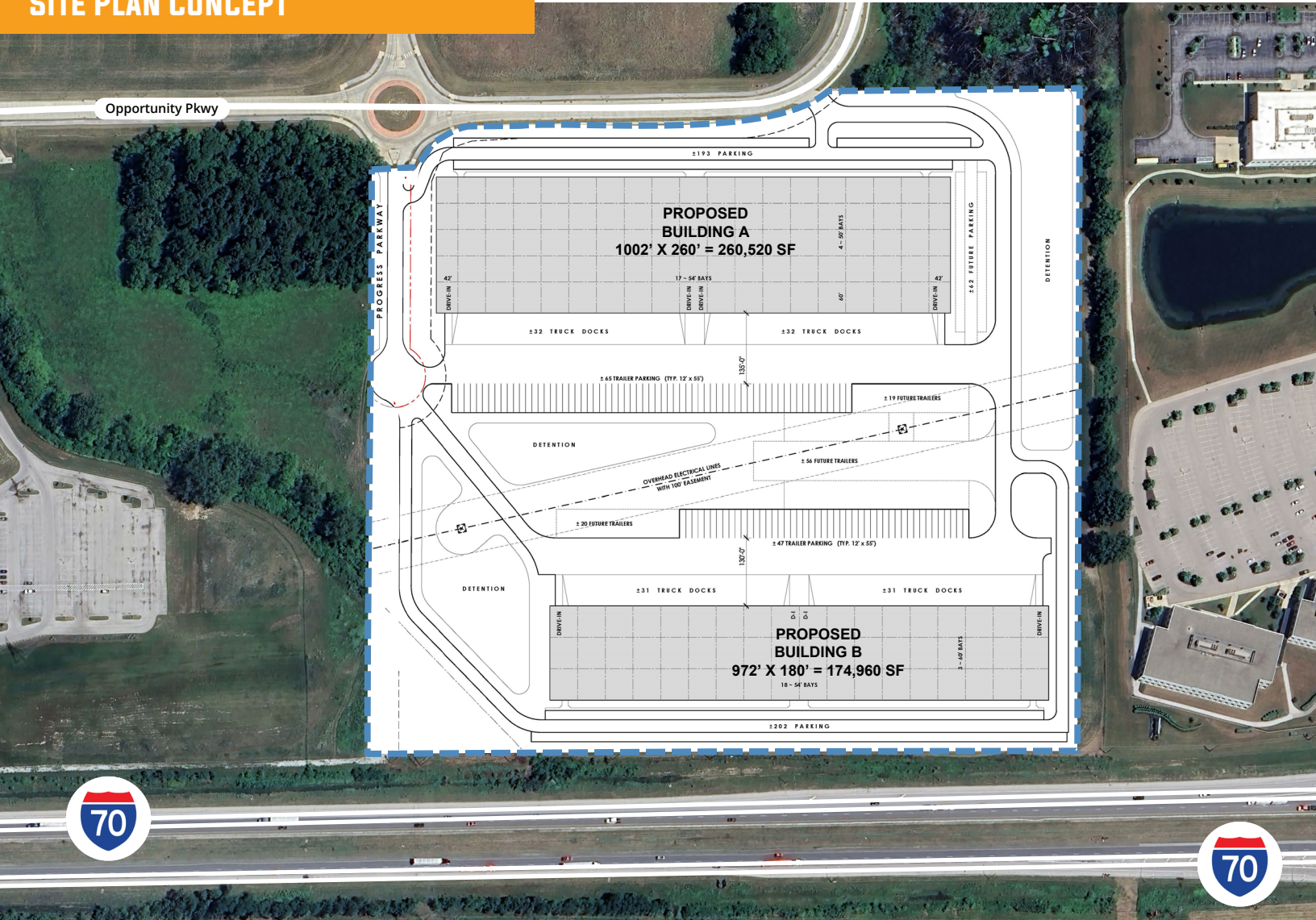
\$18.56

Median Wage – Forklift Driver

\$14.59

Median Wage – Stock + Order Filler

SITE PLAN CONCEPT



BUILDING A PLANNED SPECS

Total Building Area	260,520 SF <i>(divisible to ±53,000 SF)</i>
Clear Height	32'
Column Spacing	54' x 50' (60' staging bays)
Dock Equipment	64 dock doors
Drive-in Doors	4 drive-in doors
Trailer Parking	±140 dedicated trailer parking spaces
Car Parking	±255 auto parking spaces
Truck Court	130'
Office Space	BTS

BUILDING B PLANNED SPECS

Total Building Area	174,960 SF <i>(divisible to ±29,000 SF)</i>
Clear Height	28'
Column Spacing	54' x 60'
Dock Equipment	62 dock doors
Drive-in Doors	2 drive-in doors
Trailer Parking	±67 dedicated trailer parking spaces
Car Parking	±200 auto parking spaces
Truck Court	130'
Office Space	BTS

WHY INDIANA — TOP IN TRANSPORT ACCESSIBILITY



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
- GCI** 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

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

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



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

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