



**Lots 2 & 3 | ± 62.09 Acres | Build-to-Suit**



## AIR 70 LOGISTICS PARK

Owens Farm Ct | Greenfield, IN

- Built-to-suit opportunities available:
  - Lot 2 - Up to 677,560 SF on ±39.79 acres
  - Lot 3 - Up to 261,600 SF on ±22.30 acres
- Flexible site layouts and facility designs tailored to tenant operational requirements
- Strategic Mt. Comfort location on Indianapolis' east side with immediate access to I-70 and connectivity to I-465
- Ideal for distribution, light manufacturing, assembly, and logistics users
- Access to a large and skilled regional workforce
- Ninestar fiber in place
- Eligible for 10-year real estate tax abatement incentives

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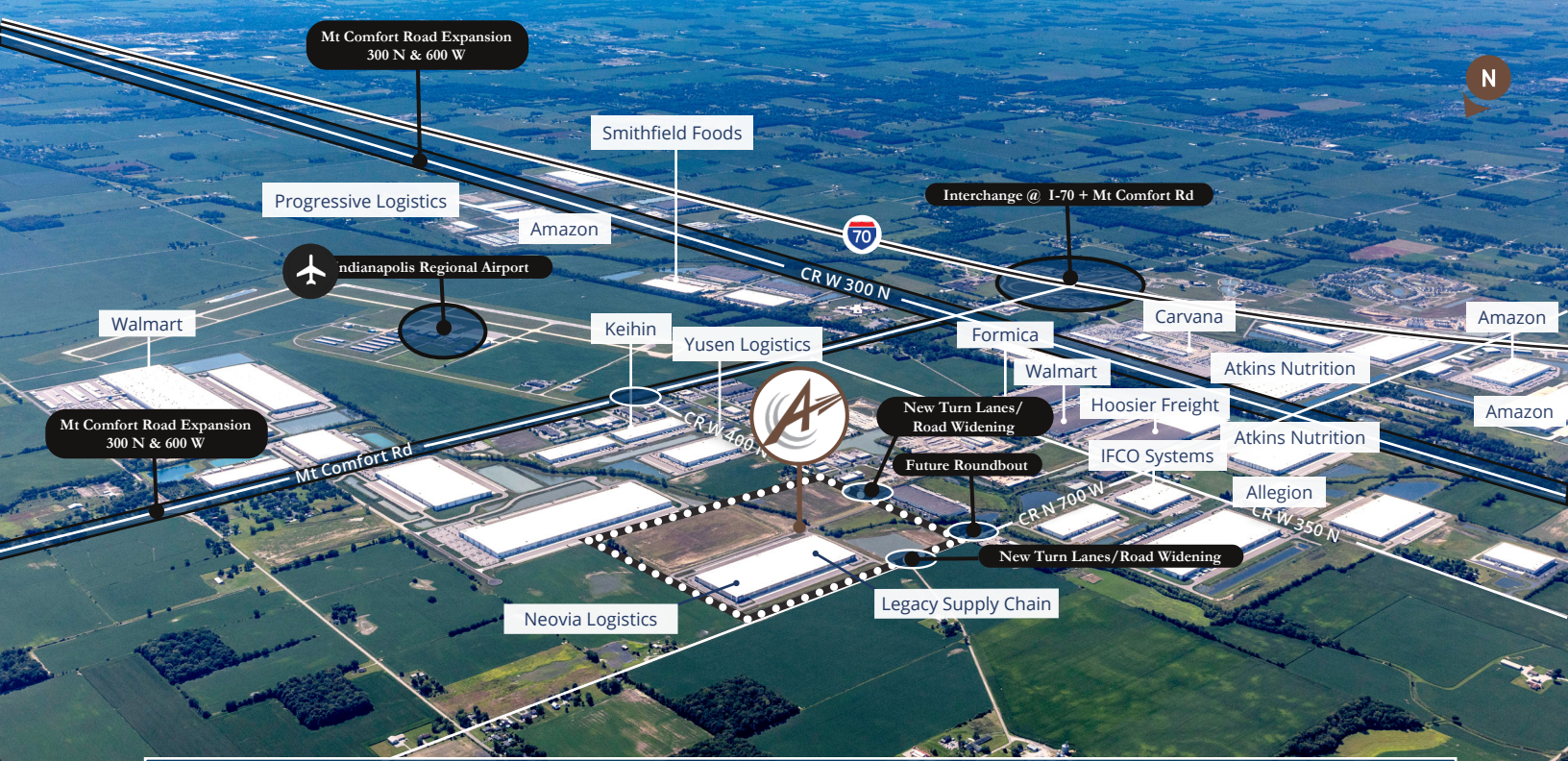
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developed & owned by:



leased by:





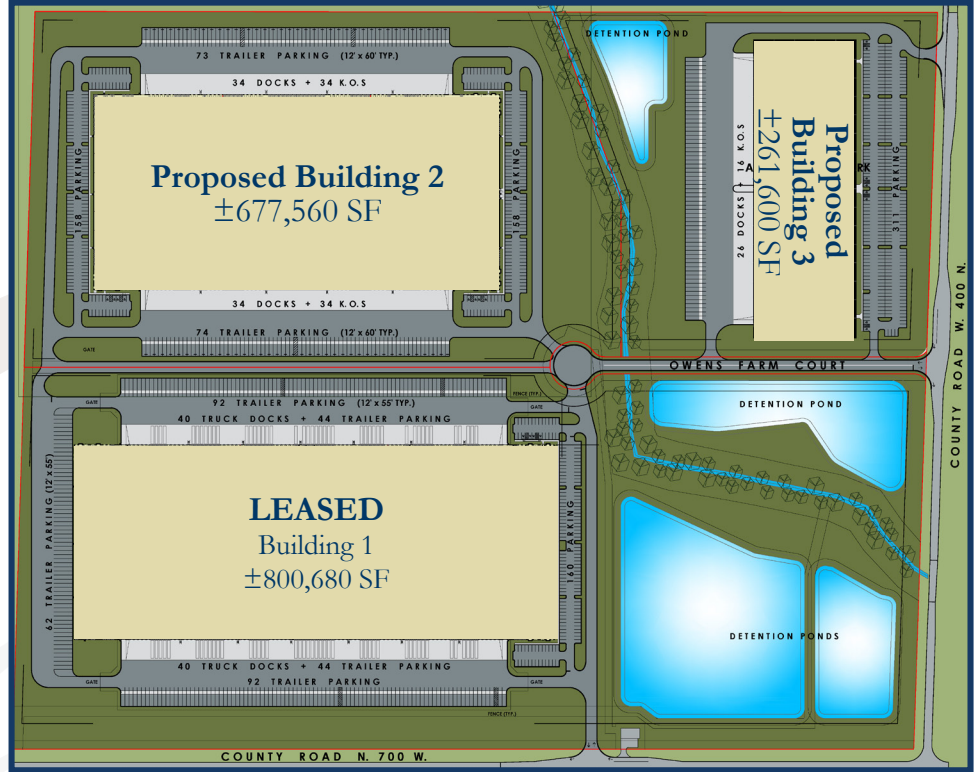
### Drive Distances

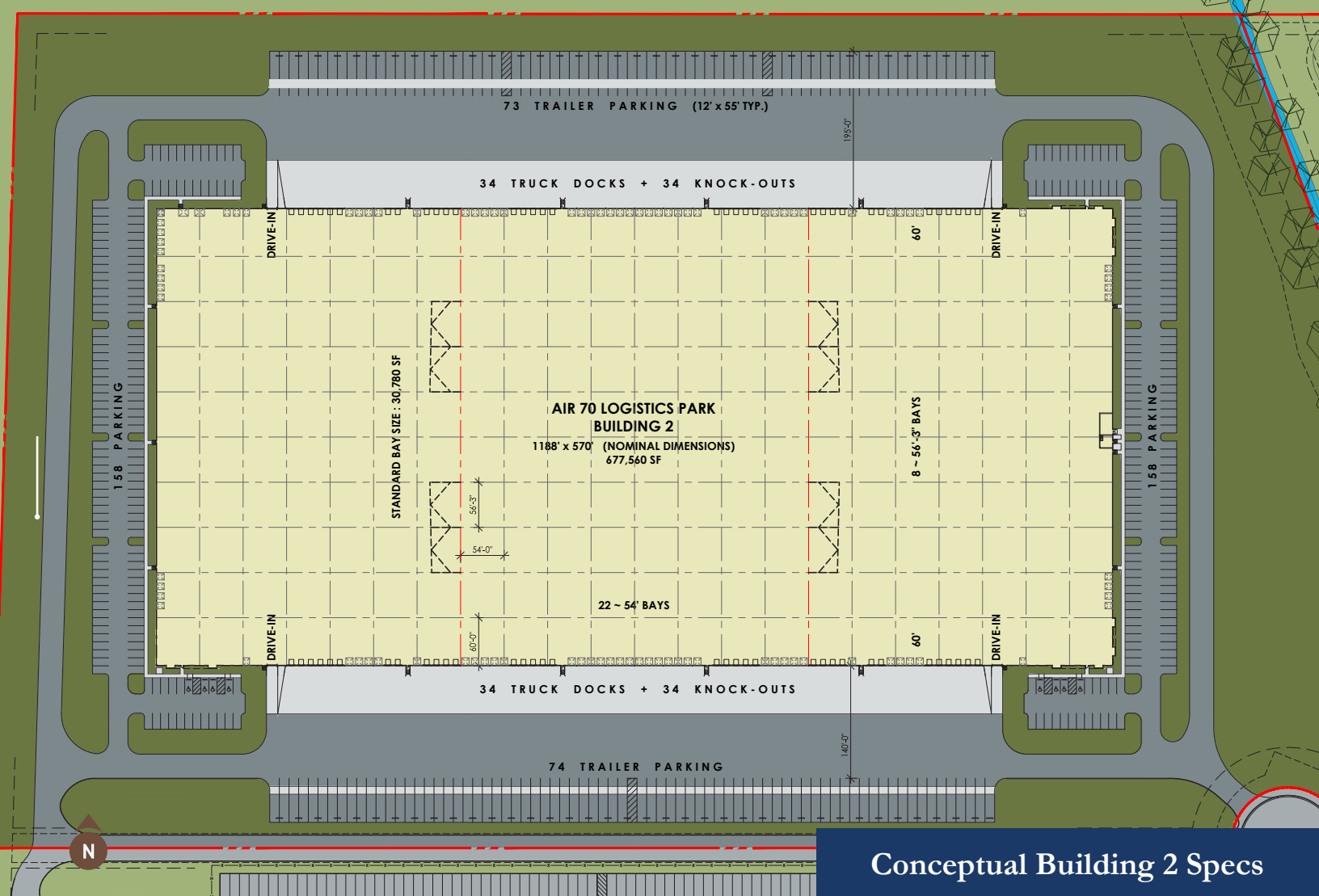
Indianapolis Regional Airport	1.6 mi	I - 65	18 mi
I - 70	3.0 mi	Downtown Indianapolis	18 mi
I - 465	9.3 mi	Indianapolis Int'l Airport (IND)	30 mi



## Project at a Glance

- Total Acreage: ±130.6 acres
- Lot 2: ±39.79 acres
- Lot 3: ±22.30 acres
- Utilities:
  - Electric: Ninestar Connect
  - Fiber: Ninestar Connect
  - Gas: Centerpoint Energy
  - Water: Citizens Energy Group
  - Sanitary: Aqua Indiana

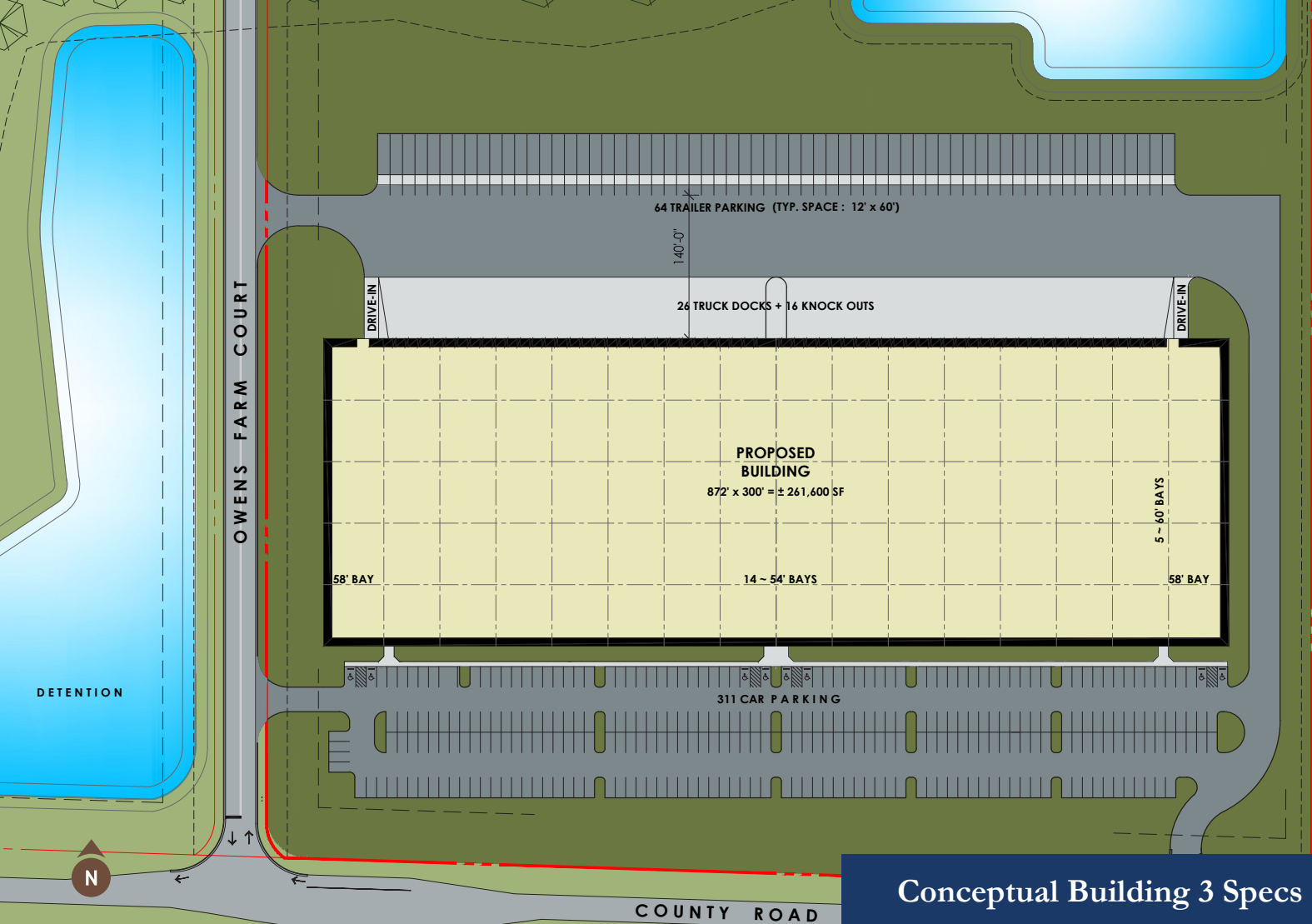




## Conceptual Building 2 Specs

Site Area	±39.79 acres
Building SF	±677,560 SF
Office SF	BTS
Standard Bay Size	±30,780 SF
Standard Column Width	56'3" x 54'
Clear Height	40'
Docks	68
Dock Knock-Outs	68
Drive-ins	4
Truck Court Depth	140'
Car Parking	316
Trailer Parking	147
Sprinkler Type	ESFR
Power	(2) 3,000 amp services



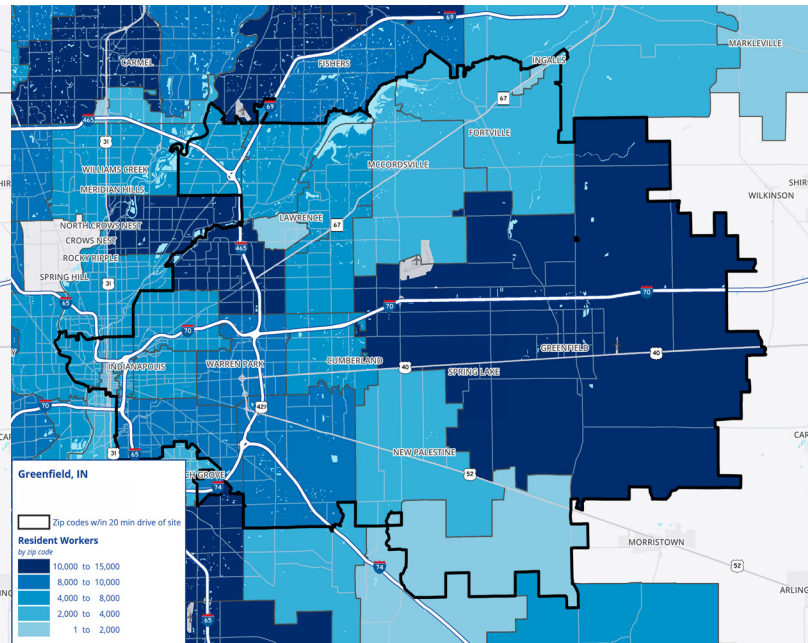
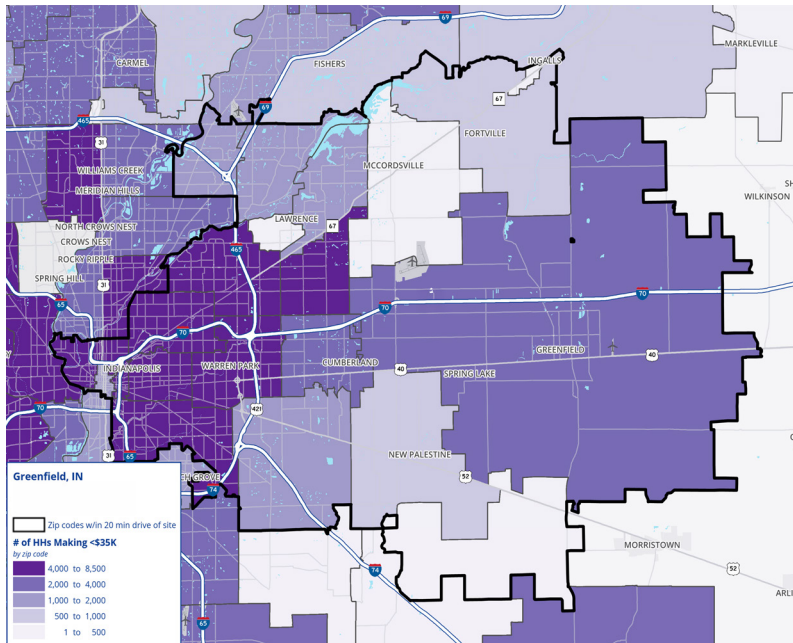


**Conceptual Building 3 Specs**

Site Area	±22.30 acres
Building SF	±261,600 SF
Office SF	BTS
Standard Bay Size	±16,200 SF
Clear Height	36'
Docks	26
Dock Knock-Outs	16
Drive-ins	2
Truck Court Depth	140'
Car Parking	311
Trailer Parking	64
Sprinkler Type	ESFR
Power	(3) 1,200 amp services



# 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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