



Whiteland Rd

Graham Rd

Gateway at Whiteland

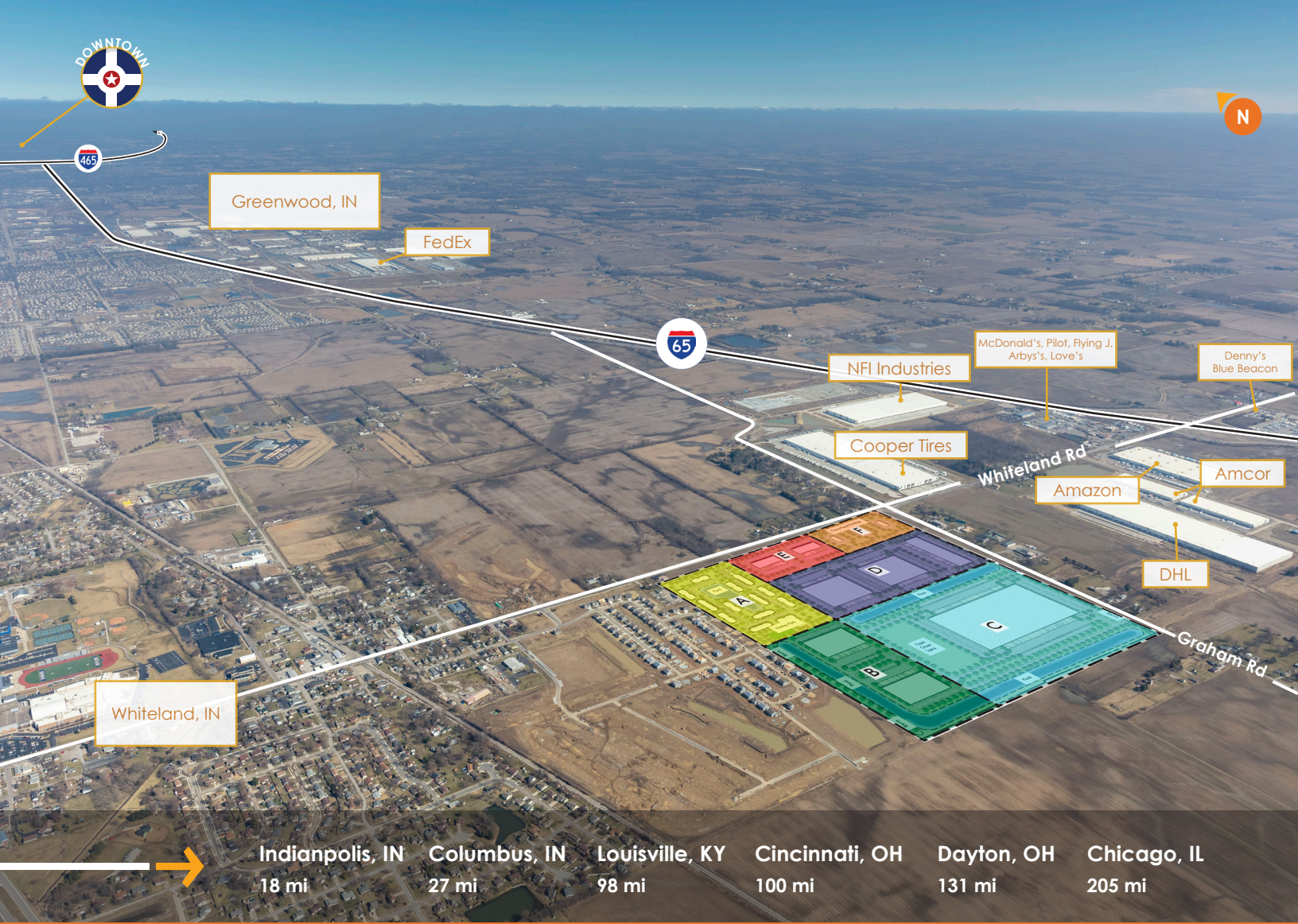
- 1,517,380 Total SF on 160 acres
- ±20,000 SF to 808,000 SF options available
- Various build-to-suit sites can accommodate 100,000 SF to 200,000 SF
- Centrally located in the burgeoning I-65 Corridor
- Quick access to Indy's well connected interstate system
- Business friendly environment with tax abatement

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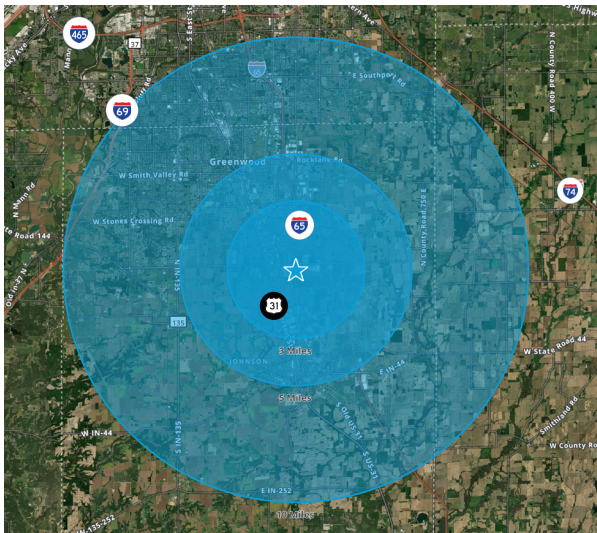


patch development





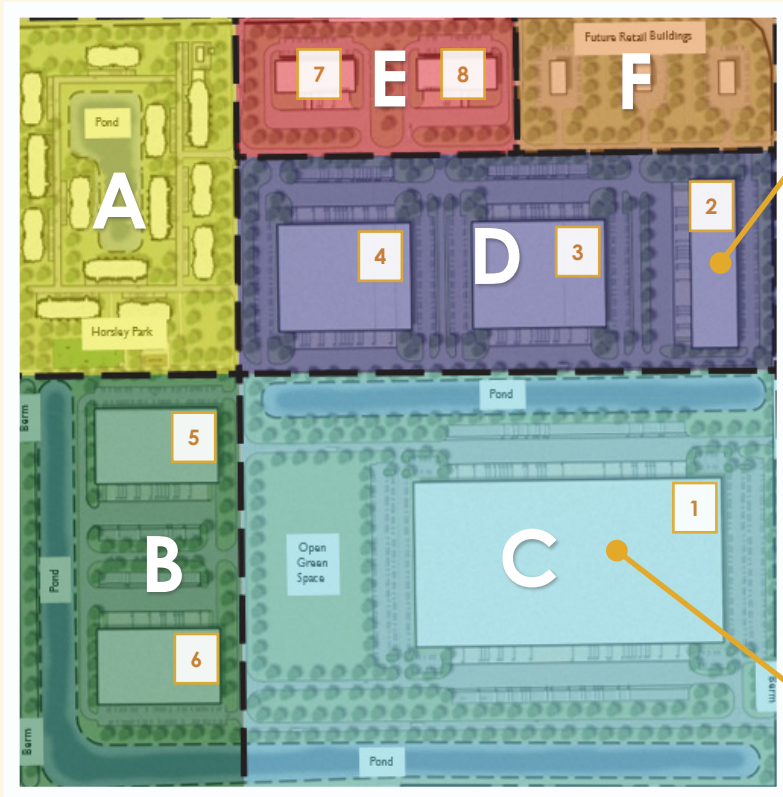
Demographics



US 31	2 min	Avg HH Income		Current Population	
I-65	2 min	3 mi	\$70,523	3 mi	19,009
1-69/US 37	8 min	5 mi	\$64,367	5 mi	69,581
1-465	10 min	10 mi	\$70,680	10 mi	243,799
I-74	20 min	# of Households		Population 5-Years	
I-70	30 min	3 mi	6,860	3 mi	20,201
IND	30 min	5 mi	26,023	5 mi	74,447
		10 mi	93,097	10 mi	257,406

Location

Access to a strong labor market, ideal drive times, impeccable access to Indy's interstate system - **Gateway at Whiteland** is situated perfectly in the burgeoning Whiteland Corridor with quick access to metro Indianapolis and its surrounding communities.



Construction Timeline

Zone	Building #	Product Type	Completed
A		Multi Family	TBD
B	5, 6	Industrial	BTS
C	1	Industrial	Q1 2023
D	2, 3, 4	Industrial	Q3 2023
E	7, 8	Flex Industrial	Q4 2023
F		Retail	BTS

Development at a Glance

± 1,517,380 SF
Total SF

± 160 AC
Total Acreage

Q4 2024
Completion Date

Block Plan



Gateway at Whiteland is unlike any development along Whiteland Parkway, with several product types coming online through 2023.



Why Indiana →

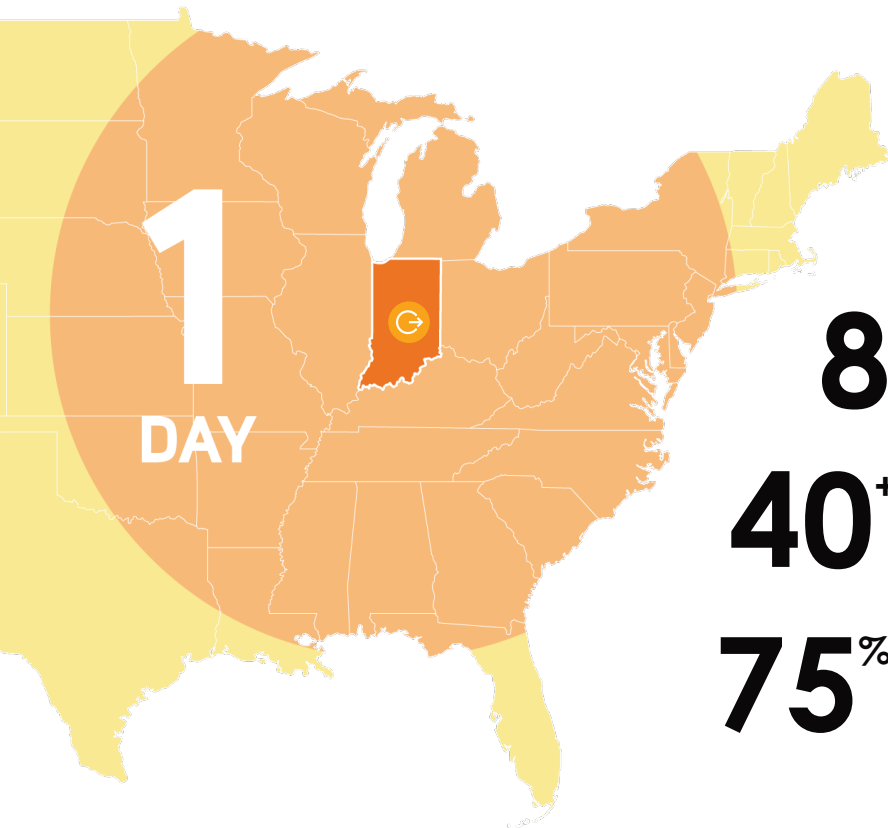
Crossroads of America

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 Gateway at Whiteland location is served by 7 airports within 50 miles — and positioned along the I-65 Corridor. The site's access is unparalleled.



Indianapolis International Airport

- adjacent to FedEx's 2ND largest U.S. distribution hub
- ranked 8TH largest freight airport in U.S.
- 9TH consecutive year, earns "Best Airport in North America"



1
DAY

Great Proximity to Major Airports

- IL – Midway + O'Hare
- KY – Lexington + Louisville
- OH – Columbus + Dayton

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

40⁺ major metropolitan areas within an **8-hr drive**

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

Best
Business
Climate

3rd

Best State, Logistics & Infrastructure

CNBC Business News 2021

3rd

Best State for Doing Business

Area Development 2021

8th

Competitive Labor Environment

Area Development 2021

9th

Best State, Business Climate Index

Tax Foundation 2021

10th

Best State, Cost of Living

CNBC Business News 2021



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