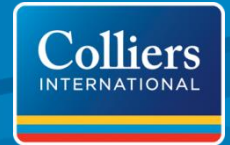


FOR SALE OR LEASE > INDUSTRIAL



Under Construction - Modern Bulk Distribution Facility

1741 Keaton Way, Greenwood IN



Property Highlights

- > 186,000 SF new construction modern bulk distribution facility
 - 130,200 SF remaining
 - Divisible to 55,800 SF
- > 1 mile to I-65
- > Convenient access to I-465, I-70, FedEx and Indianapolis International Airport
- > 32' clear height
- > Ample auto and trailer parking on site
- > Zoned I-1
- > 10-year real estate tax abatement in place
- > Strong workforce availability

Project Timing

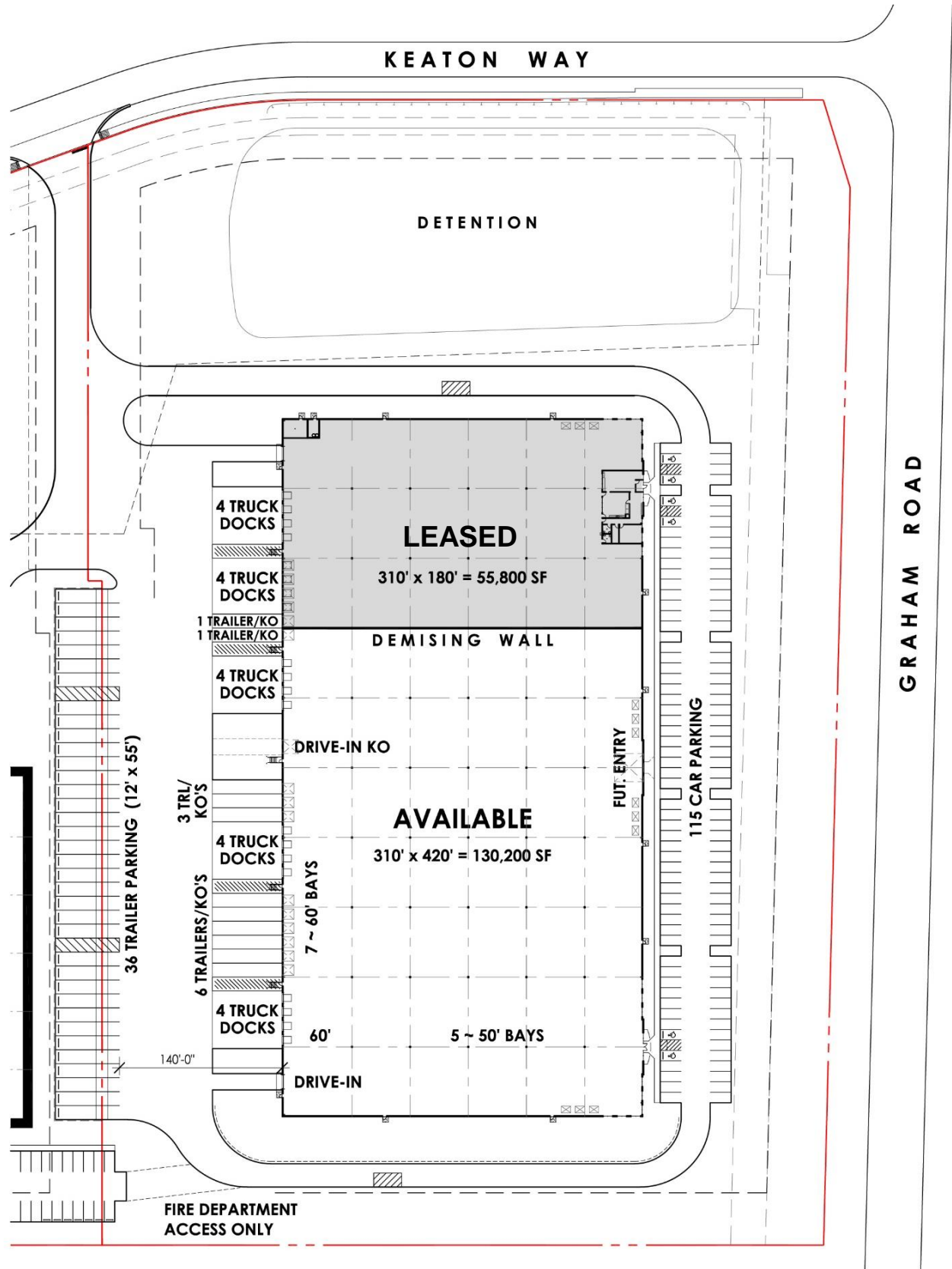
<u>Project Item</u>	<u>Status</u>
Project Permits	Complete
10-year Real Estate Tax Abatement	Complete
Site Work	Complete
Walls Going Up	Complete
Roof Installation	Complete
Ready for Fixturing	March 2018
Certificate of Occupancy	May 2018

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Site Plan



Property Specifications



SITE & BUILDING SPECS

Total Building Area	186,000 SF (600' wide x 310' deep)
Site Area	± 14.3 acres
Clear Height	32'
Column Spacing	50' x 60' (60' x 60' staging bays)
Configuration	Rear load facility
Dock Equipment	(20) 9' x 10' loading docks
Knock-outs	(11) knock-outs
Dock Levelers	35,000 lb. mechanical levelers
Drive-in Doors	(2) 12' x 14' motorized drive-in doors
Knock-outs	(1) knock-out
Trailer Parking	Up to 47 trailer parking spots available on site
Car Parking	115 spaces
Truck Court	140'
Office Space	BTS

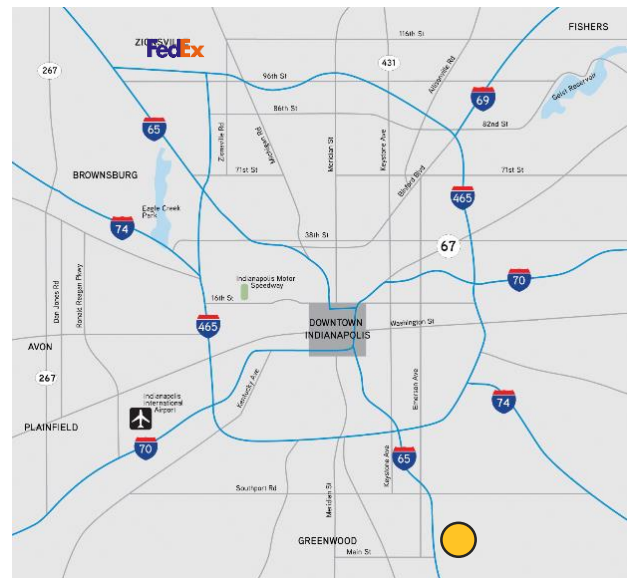
CURRENT AVAILABLE SPACE SPECS

Square Feet	130,200 SF (400' wide by 310' deep)
Dock Equipment	(12) 9' x 10' loading docks (10) Knockouts
Drive-in Door	(1) 12' x 14' motorized drive-in door
Trailer Parking	Up to 46 trailer parking spots available onsite for the 130,200 SF available space



DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO roof system
Floor	7" unreinforced concrete floor slab w/ Ashford seal
Warehouse Lighting	LED high bay lights
Warehouse Heating	Gas fired make-up air units
Fire Protection	ESFR
Electrical Service	1,200 amp / 277/480 v main service



OWNED BY:
SHEAR
property group

CONSTRUCTION BY:
P PETERSON

WHY INDY?

TOP IN TRANSPORT ACCESSIBILITY

INTERNATIONAL AIRPORTS



air

- > Indiana offers **4** international airports
- > Indianapolis International Airport – home to the **2nd largest** FedEx air hub worldwide + **8th largest** cargo airport in the U.S.
- > Gary/Chicago International Airport – a key player in the logistics arena – connects Chicago to Midwest distribution sites

DRIVE TIME



roadways

- > **75%** of US & Canadian population within 1-day drive
- > “Crossroads of America” – **8** interstates intersect
- > National leader in pass-thru highways

RAIL ACCESS



railroads

- > **Ranks 3rd** in U.S. for total freight railroads
- > **5th** in U.S. for Class 1 railroads
- > **Class I railroads** passing thru Indiana: AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

MARITIME ACCESS



waterways

- > **3 international maritime ports** serving key Indiana access points: NW – Burns Harbor, SW – Mt. Vernon, SE – Jeffersonville
- > **6th in U.S.** for waterborne shipping – providing access to the world’s most productive industrial + agricultural regions
- > Situated on **2 major** freight transport arteries – the Great Lakes + Ohio-Mississippi river system

STRONG BUSINESS FUNDAMENTALS

1ST
cost of doing business
CNBC News

2ND
best state for workforce quality
Chief Executive Magazine

3%
business property tax rate cap

6TH
top business climate states
Site Selection Magazine

6%
corporate income tax

7%
sales tax rate

8TH
best state tax climate index
The Tax Foundation

YES
A Right to Work state

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