

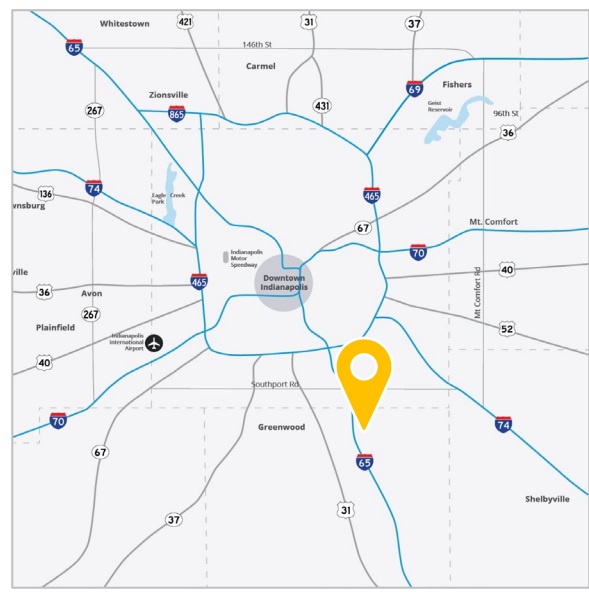


**FOR LEASE OR SALE**  
**998 Gerdt Ct**  
 Greenwood, IN 46143

**Modern Industrial Distribution Facility with Outdoor Storage Capability**

**Property Highlights**

- Total Building SF: 132,000 SF (Divisible to ±66,000 SF)
- 32' clear height
- Zoned Industrial Large (IL)
- Significant auto/trailer parking on site
- Extra ground for outdoor storage or auto/trailer parking is available on neighboring parcel
- Located in Precedent South Business Park
- Immediate access to I-65 & I-465
- Convenient access to I-70, FedEx & Indianapolis International Airport
- Strong workforce availability



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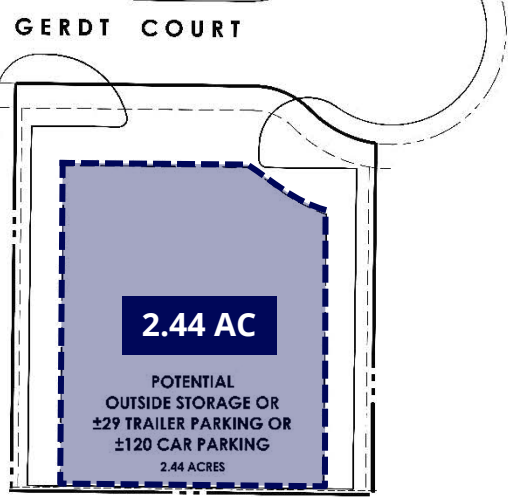
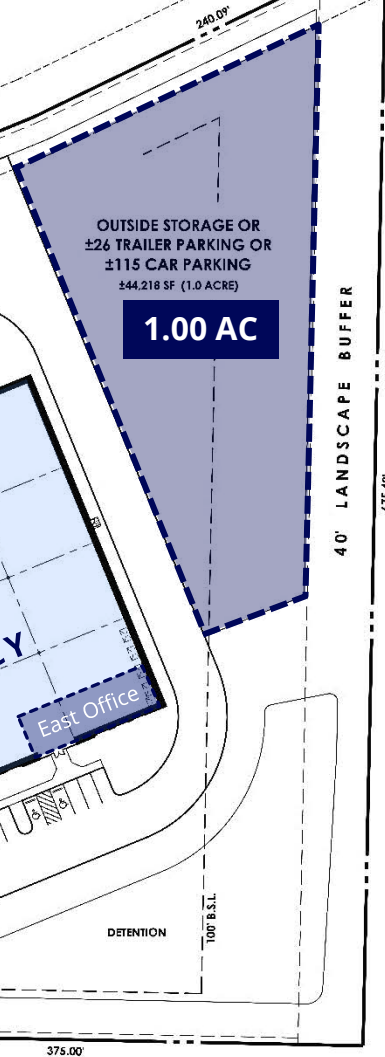
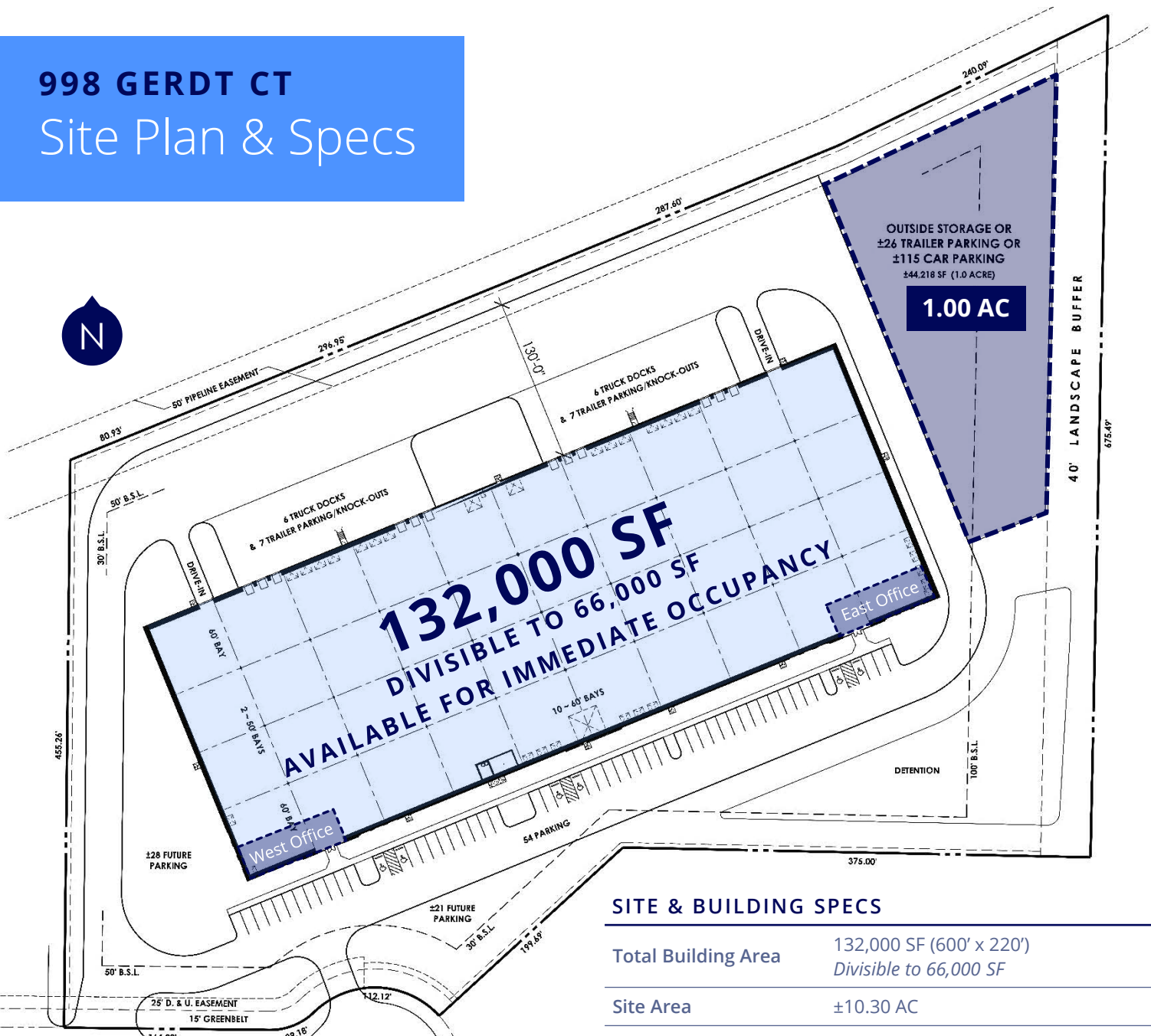
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Owned By:  
**ARTEMIS**

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# 998 GERDT CT

## Site Plan & Specs



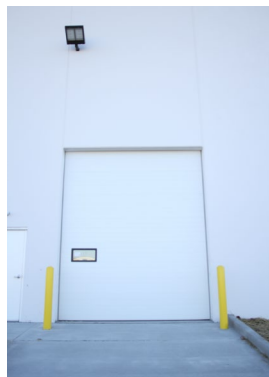
### SITE & BUILDING SPECS

Total Building Area	132,000 SF (600' x 220') <i>Divisible to 66,000 SF</i>
Site Area	±10.30 AC
Clear Height	32'
Office Space	West office: ±2,000 SF East office: ±1,986 SF
Column Spacing	50' x 60' (60' x 60' staging bays)
Configuration	Rear load facility
Dock Equipment	(12) 9' x 10' docks with seals & levelers
Knock Outs	(14) knock outs
Dock Levelers	35,000 lb. mechanical levelers
Drive-in Doors	(2) 12' x 14' drive-in doors
Trailer Parking	Available on site
Auto Parking	54 (expandable)
Truck Court	130'
Power	West: 1,000 amp service   277/480 volt East: 800 amp service   277/480 volt
Fire Protection	ESFR
Warehouse Lighting	LED high bay lights with motion sensors



## NEARBY CORPORATE NEIGHBORS

- Amazon Dayton Freight
- FedEx Ground
- Nestle Waters North America
- Newgistics
- Poly-Tainer
- Ryder Logistics
- United Natural Foods
- Eli Lilly
- Toyota Tsusho
- Caterpillar
- Neovia Logistics



# Why Indiana



## INDIANAPOLIS INT'L 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
- 13<sup>th</sup> year named "Best Airport in North America"

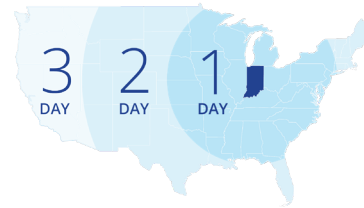


## INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCIA** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



## INDIANA ROADS — UNRIVALED LOGISTICS 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
- 4<sup>th</sup> 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
- 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

Indiana's industrial market is more than stable—it's **strategically positioned for long-term growth**, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem



## INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

1<sup>st</sup>

in U.S. for manufacturing output

1<sup>st</sup>

best state to start a business

2<sup>nd</sup>

# Manufacturing Jobs (% of workforce)

3<sup>rd</sup>

in advanced industry specialization

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

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