

Under Construction | Modern Bulk Distribution at Mount Comfort

6278 W CR 300 N, GREENFIELD IN 46140



PROPERTY HIGHLIGHTS

- > 368,000 SF new construction modern bulk distribution facility
 - Divisible to 128,000 SF
- > Less than 1 mile to I-70
- > Significant auto and trailer parking available on site
- > 32' clear height
- > Zoned IG (Industrial General)
- > 10-year real estate tax abatement in place
- > Strong workforce availability

Notable Corporate Neighbors

Adidas Group	Walmart
CVS Caremark	Atkins Nutritionals
Smithfield Foods	Emerson Climate Technologies
Stanley Security Solutions	Celadon

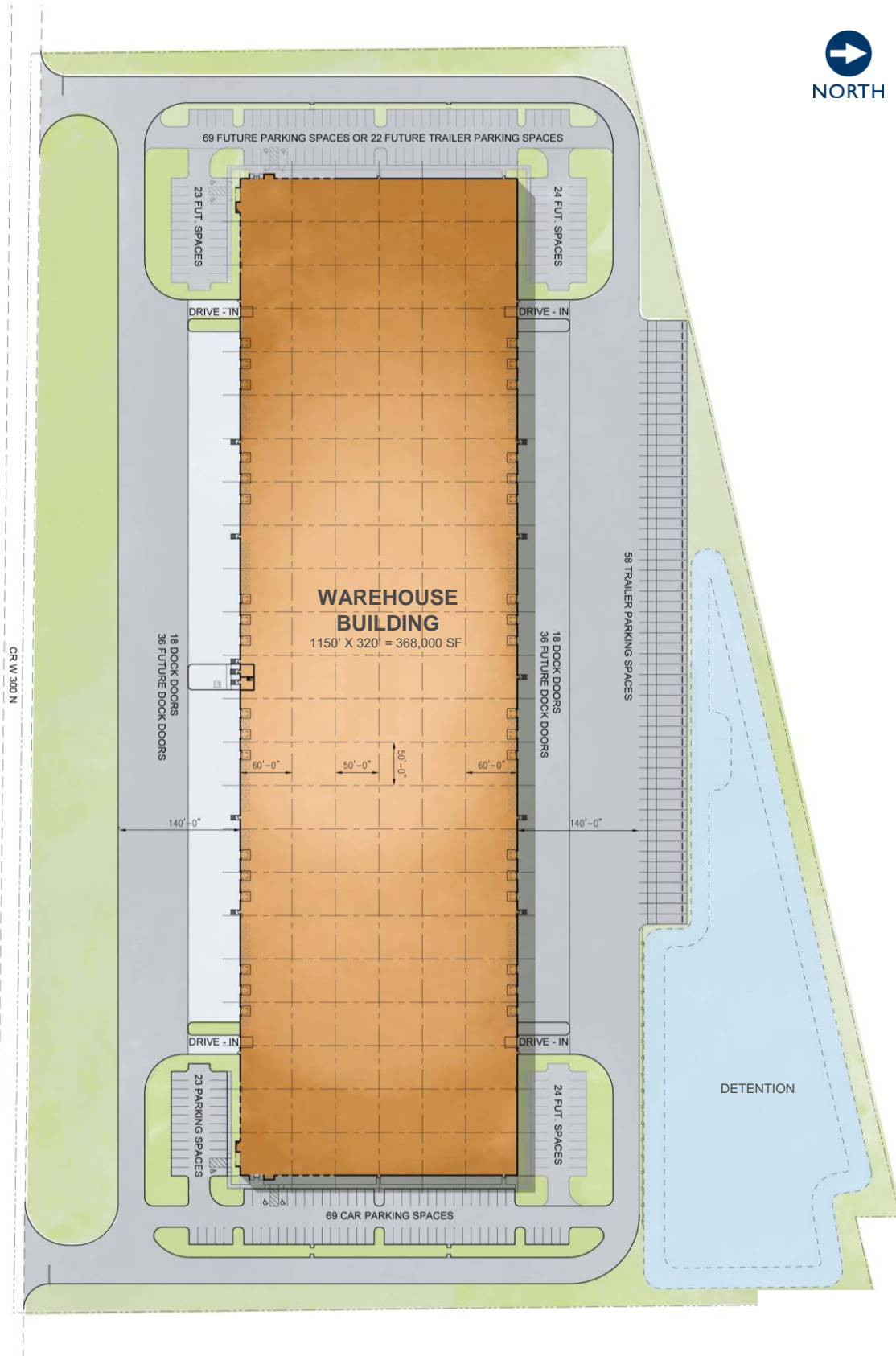
PROJECT TIMING

<u>Project Item</u>	<u>Status</u>
10-year Real Estate Tax Abatement	Complete
Project Permits	Complete
Site Work	Complete
Precast Panel Fabrication	Complete
Walls Going Up	March 2018
Ready for Fixturing	July 2018
Certificate of Occupancy	August 2018

Nearby Amenities

Pilot Travel Center	Pizza Hut Express
Wendy's	McDonald's
Burger King	Shell / Circle K
Subway	Speedway Gas Station

Site Plan



Elevations & Property Specifications



OVERALL SOUTH ELEVATION 1
1" = 40'



OVERALL NORTH ELEVATION 2
1" = 40'

PROPOSED BUILDING

Total Building Area	368,000 SF (1150' wide x 320' deep)
Site Area	± 28.68 acres
Clear Height	32'
Column Spacing	50' x 50' (50' x 60' staging bays)
Configuration	Cross-docked
Dock Equipment	(36) 9' x 10' docks w/ seals & levelers
Knock-outs	(72) knock-outs
Dock Levelers	35,000 lb. mechanical levelers
Drive-in Doors	(4) 12' x 14' motorized drive-in doors
Trailer Parking	Up to 152 trailer parking spots available on site
Auto Parking	Up to 232 auto parking spots available on site
Truck Court	140'
Office Space	BTS

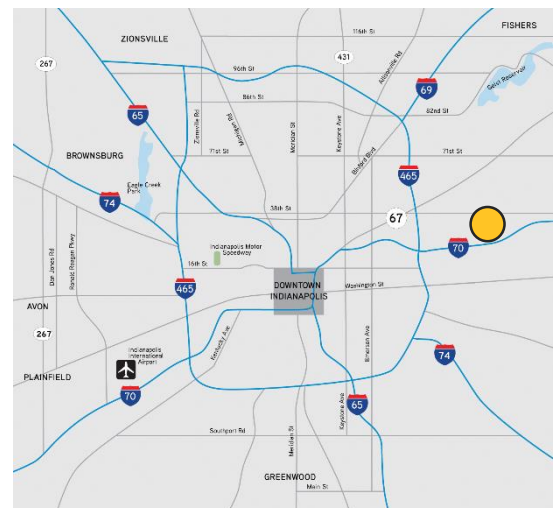
DESIGN DETAILS

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	Energy rotation unit system for 55 degrees at zero
Fire Protection	ESFR
Electrical Service	800 amp / 277/480 v main service

OWNED BY:



CONSTRUCTION BY:



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

JASON SPECKMAN, SIOR

317 713 2115

jason.speckman@colliers.com

BRIAN ZURAWSKI, SIOR

317 713 2121

brian.zurawski@colliers.com

Colliers International and its subsidiaries do not warrant the accuracy or reliability of any kind of information or data provided by Colliers International or its licensors. This publication is the copyrighted property of Colliers International and/or its licensors. All rights reserved.

