



NEW CONSTRUCTION Modern Industrial CR 350 North / 700 West @ Greenfield, IN (Mt. Comfort Area)

- Delivery August 2020
- 281,888 SF modern industrial development in Mt. Comfort commercial hub
- Situated along I-70 — the primary Midwest logistics corridor
- Exceptional access to 5 interstate systems for regional distribution
- Strong local labor force
- 10-year real estate tax abatement in place

PROJECT MILESTONES

10-Year Real Estate Tax Abatement	COMPLETED
Project Permits	COMPLETED
Site Work	IN PROGRESS
Precast Panel Installation	March 2020
Roof Installation	May 2020
Ready for Fixturing	June 2020
Move-In	August 2020

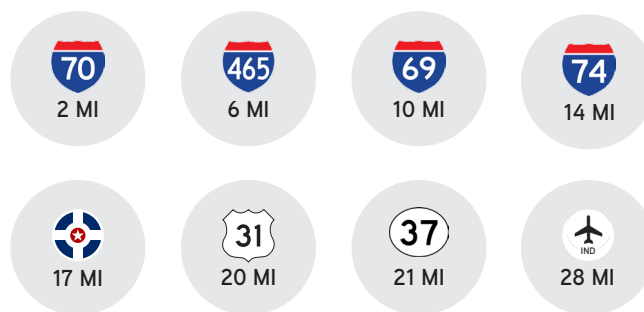
Corporate Neighbors



Labor Market + Accessibility



GREAT INTERSTATE SYSTEM ACCESS



MT COMFORT KEY LABOR STATISTICS

- The Mt. Comfort area offers access to a strong labor market within a 30-min commute
- @43,800 transportation / logistics workers
- @36,500 manufacturing / production workers



Site Plan + Building Specs

BUILDING DESIGN SPECS

Building Size	281,888 SF Divisible to 96,728 SF
Building Dimensions	428' depth x 688' length
Office Space	BTS
Site Size	22.88 acres
Configuration	Cross Docked
Clear Height	32'
Column Spacing	50' x 54' and 60' loading bays
Dock Equipment	(28) 9' x 10' docks with seals + levelers; expandable to 56
Dock Levelers	40,000 lb mechanical levelers

Drive-In Doors	(4) 12' x 14' motorized drive-In doors
Truck Court	140'
Parking	Trailer: 38 Car: 209 - expandable to 310
Construction	Insulated precast panel system
Roof	Mechanically fastened white TPO system
Floor	7" reinforced at speed bays
Warehouse Lighting	LED high bay lighting with motion sensors
Warehouse Heating	Gas heating unit system for 55° at 0°
Fire Protection	ESFR

WHY INDIANA

Crossroads of America + I-70 Corridor

Indiana has earned a stand-out reputation for its business-friendly leadership, economic health, and transportation accessibility. As the Crossroads of America — central Indiana is located within an 8-hour drive to 40+ major metropolitan cities. The 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

- adjacent to FedEx's 2ND largest U.S. distribution hub
- ranked 8TH largest freight airport in U.S.
- 7TH consecutive year, earns "Best Airport in North America"

Great proximity to major airports

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

1
DAY

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

2ND

in U.S. for Business
Competitiveness

2019 Site Selection Magazine

2ND

consecutive year as
#5 in U.S. for
Best Business Climate

2019 Chief Executive Magazine

4TH

in U.S. Best for
Doing Business

2019 CNBC Business News

5TH

best in U.S. for Healthy
Labor Environment

2019 Area Development Magazine

7TH

best in U.S. for Corporate
Tax Environment

2019 Area Development Magazine