



For Lease

Speculative 554,228 S.F. Facility

- 554,228 s.f. warehouse/distribution space
- Divisible to 190,000 s.f.
- Build-to-suit office
- Cross-docked facility
- Abundant parking
- Two points of entry along West 350 North

Developed by:



70 Connect II
7459 C.R. West 350 North
Greenfield IN 46140

Brian Buschuk
+1 317 810 7180
brian.buschuk@am.jll.com

Jake Sturman, SIOR
+1 317 810 71
jake.sturman@am.jll.com

70ConnectII.com



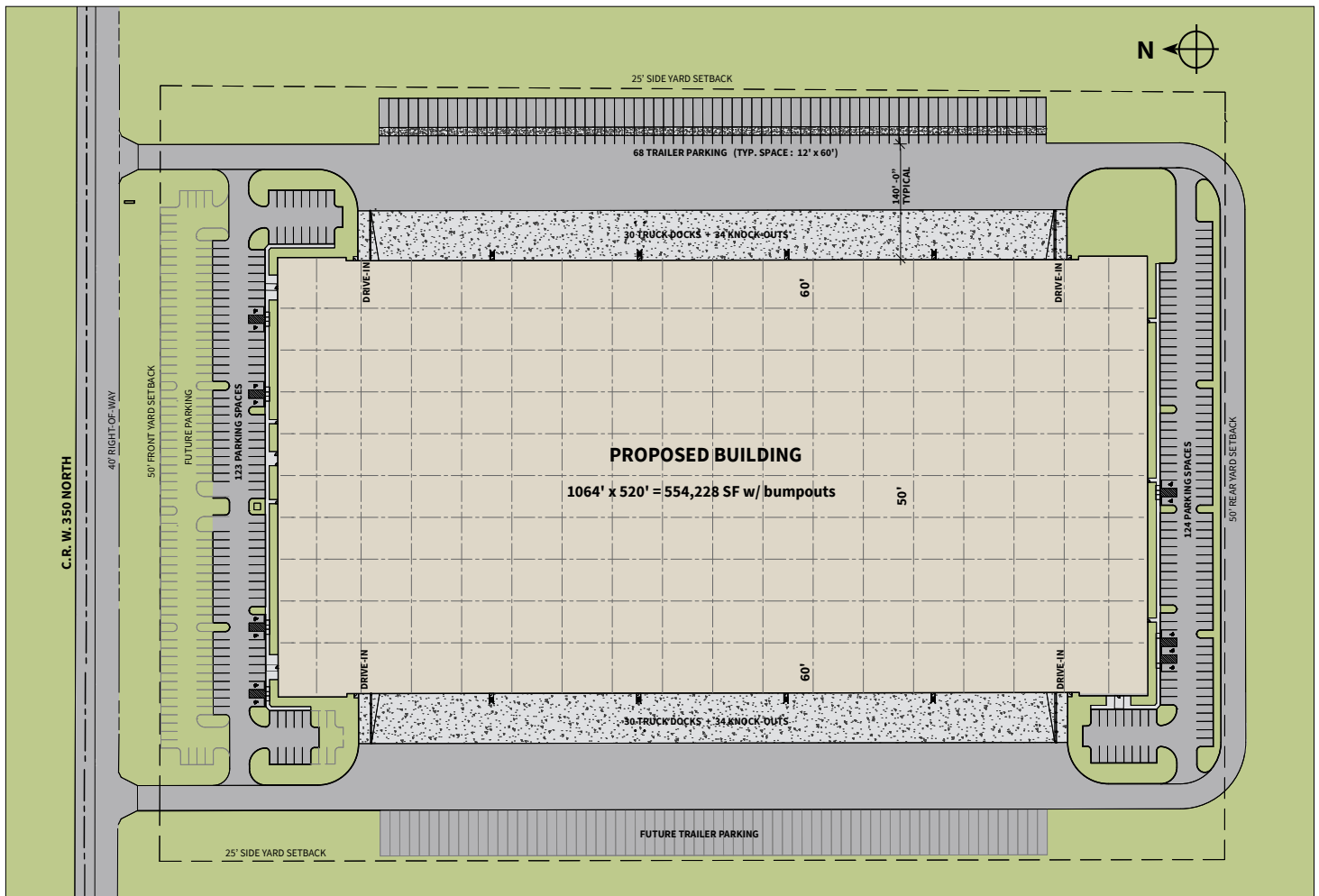
70 Connect II

7459 C.R. West 350 North | Greenfield, Indiana

Building highlights

- 554,228 s.f. building total
- Divisible to 190,000 s.f.
- Build-to-suit office
- 50'd x 60'w column spacing; 60' x 60' at bay
- 36' clear height
- (128) 10' x 9' dock doors
- (4) 14' x 12' drive-in doors
- ESFR sprinkler system
- LED lighting
- 247 auto parking, expandable to 372
- 68 trailer parking, expandable to 136
- 520' building depth
- Targeted completion 4Q 2021

Building plan

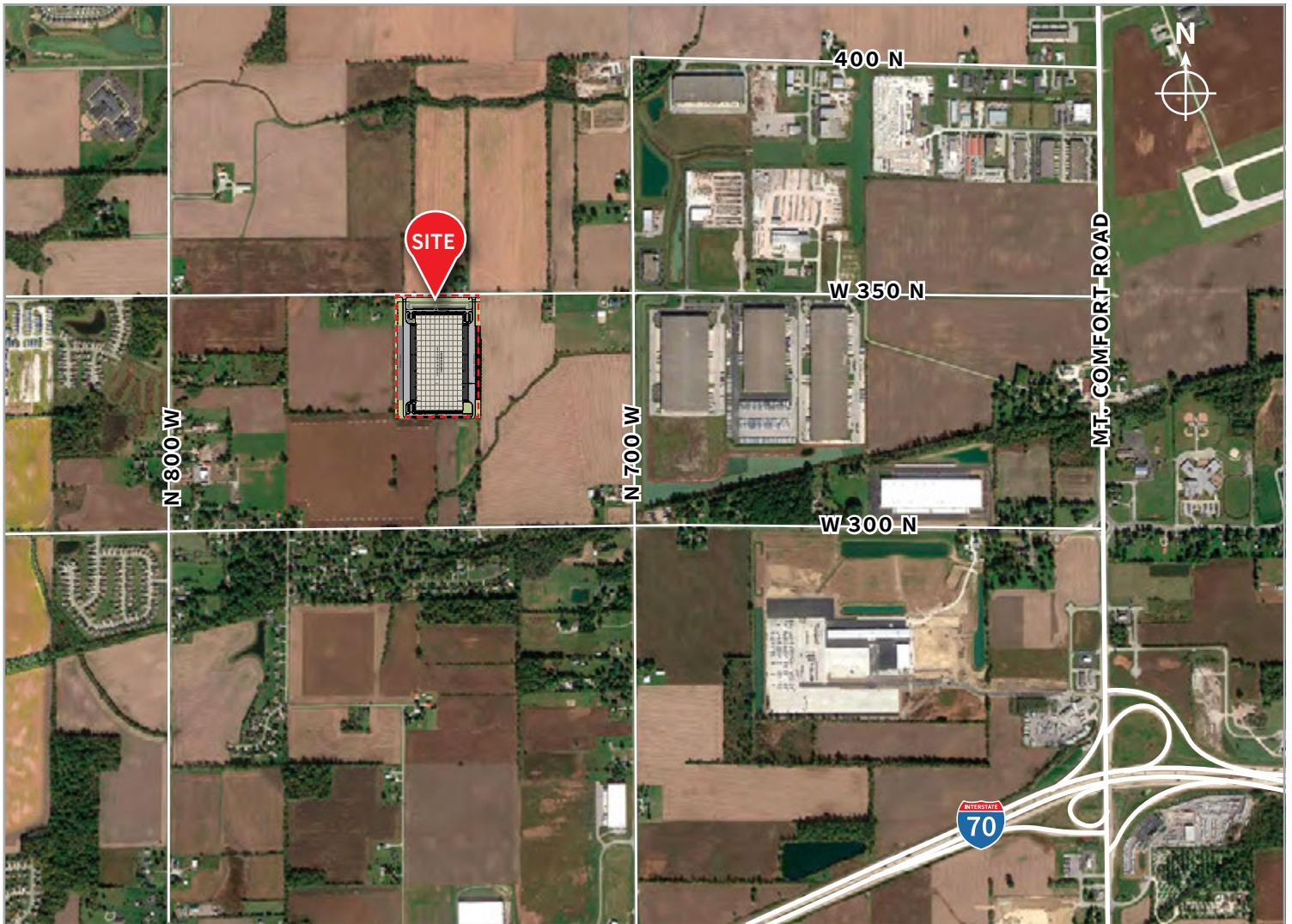


Developed by:



Building location

70 Connect II is less than three miles to I-70 and approximately ten miles to I-465, the main interstate system for Indianapolis. The Indianapolis International Airport and FedEx hub are within a 30-mile drive from Greenfield, Indiana. This building will be part of the growing industrial community of Greenfield, Indiana and the Mt. Comfort area.



Telecom
Comcast &
Spectrum



Sewer by
Greenfield
Storm Water



Water by
Greenfield
Water Utility



Gas by
Vectren



Electric by
Greenfield
Power & Light

The Crossroads of America - Why Indy

A leader in business fundamentals, accessibility, and labor



Top State for Business

"Over the long run, high industrial diversity, strong demographics, and low costs will allow Indianapolis to outperform the nation."

Moody's Analytics - February 2018

#2 Best States for Longterm Fiscal Stability
US News & World Report - 2018

#2 America's Top States for Business Infrastructure
CNBC - 2019

#3 Best City in America for Jobs
Glassdoor - 2018

Top 5 US States for Business
Chief Executive

#5 State for Cost of Doing Business
CNBC - 2018

#10 Best State Tax Climate Index
Tax Foundation - 2019

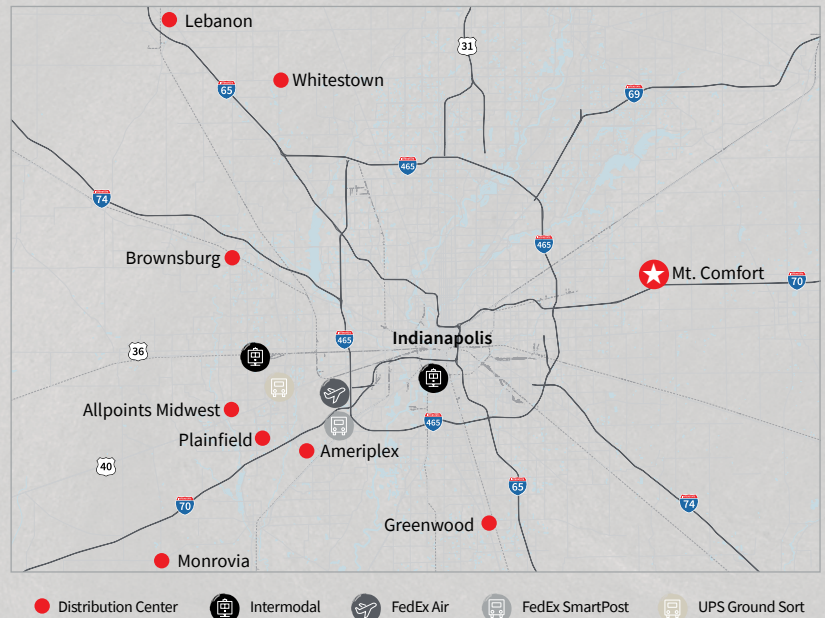
Ideal Location

Indianapolis boasts a central location within the US and offers more interstate coverage than any other metropolitan area in the nation.

#1 Best Airport in North America
Airports Council International - 2010, 2012,

#1 in Number of Pass-through Highways
IEDC - 2019

#2 Largest Global FedEx Air Hub
IEDC - 2019



Superior Labor



Developer /
Business Friendly



Superior
Logistical Access



Strong
Labor Pool



Competitive
Rental Rates



Strong
Market Velocity



Low
Vacancy

1,074,701
civilian workforce

2.9%
unemployment rate

#7
quality of life rank

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