



Immediate Access to I-70

NEW CONSTRUCTION Modern Industrial 7780 West/200 North @ Greenfield, IN (Mt. Comfort Area)

FOR SALE OR LEASE

- 234,000 SF modern industrial development in Mt. Comfort
- 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 process

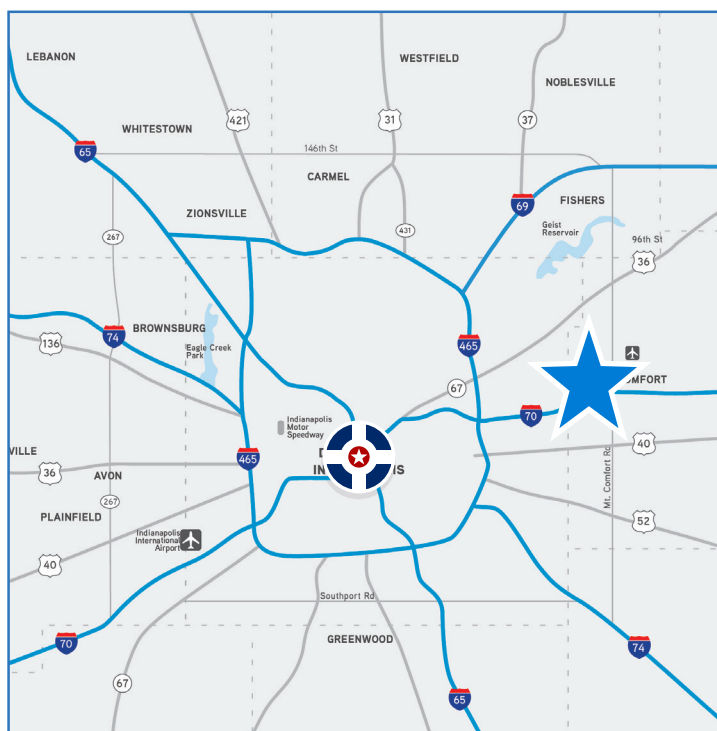
PROJECT MILESTONES

10-Year Real Estate Tax Abatement	IN PROCESS
Project Permits	IN PROCESS
Site Work	March 2021
Precast Panel Installation	May 2021
Roof Installation	June 2021
Ready for Fixturing	August 2021
Certificate of Occupancy	September 2021

Corporate Neighbors



Labor Market + Accessibility

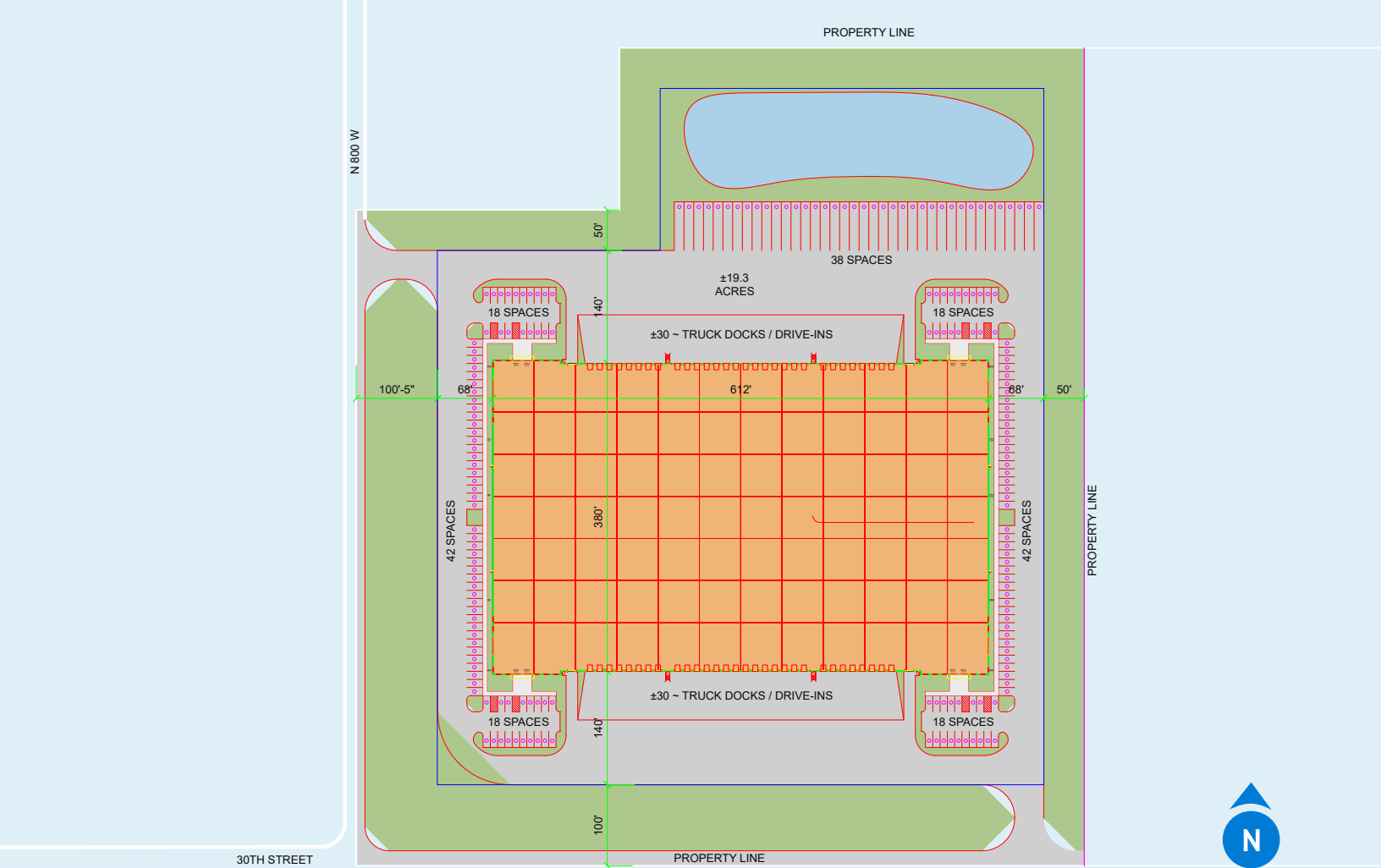


GREAT INTERSTATE SYSTEM ACCESS



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	234,000 SF Divisible to 96,900 SF
Building Dimensions	380' depth x 612' length
Office Space	BTS
Site Size	19.3 acres
Configuration	Cross Docked
Clear Height	32'
Column Spacing	51' x 52' (with 60' staging bays)
Dock Equipment	Up to sixty (60) loading docks
Dock Levelers	40,000 lb mechanical levelers

Drive-In Doors	Up to (4) 12' x 14' motorized drive-In doors
Truck Court	140'
Parking	156 auto parking spaces 38 trailer parking spaces
Construction	Insulated precast panel system
Roof	Mechanically fastened white TPO system
Floor	7" unreinforced
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.

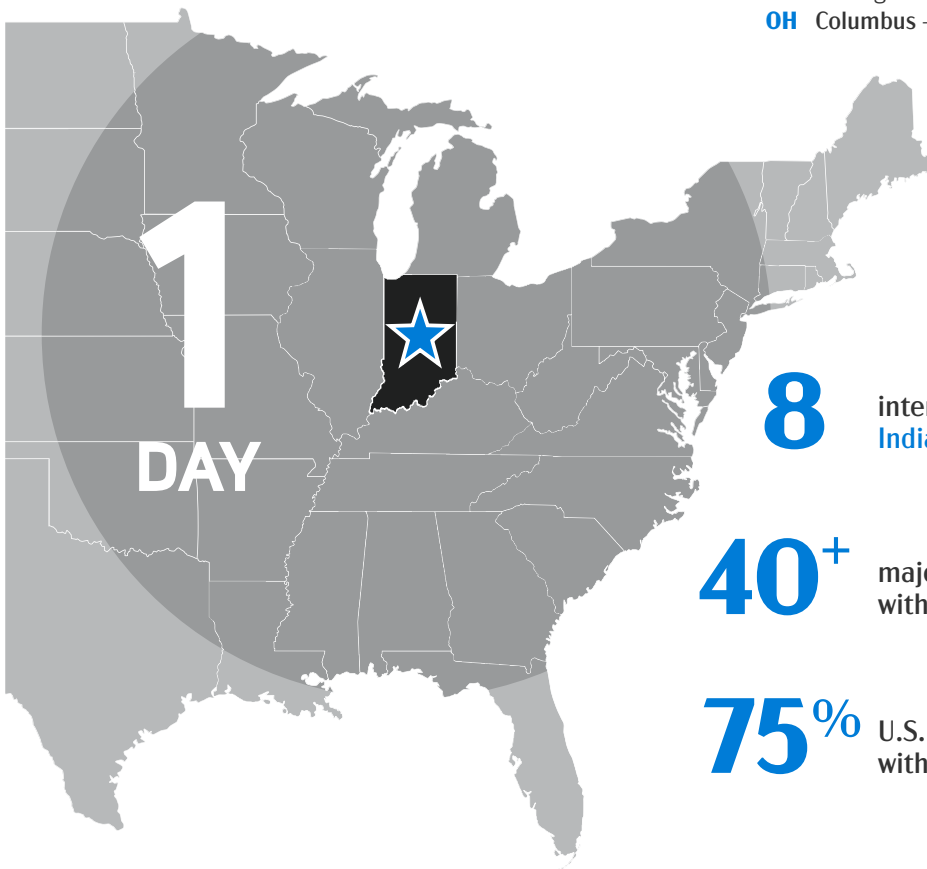


Indianapolis International Airport

- 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



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