



**THUNDERBIRD
COMMERCE
CENTER**



**±150 Acre
Master Planned
Industrial Park**

6900 English Avenue,
Indianapolis, Indiana 46241

**Opportunity Zone
Incentives Available
Build-to-Suit Sites Available**

CBRE LAUTH



SITE AERIAL & LOCATION MAP

Rail access available

All City utilities

AES electric - up to 300mva available

Multiple fiber providers

MILEAGE
MILESTONES

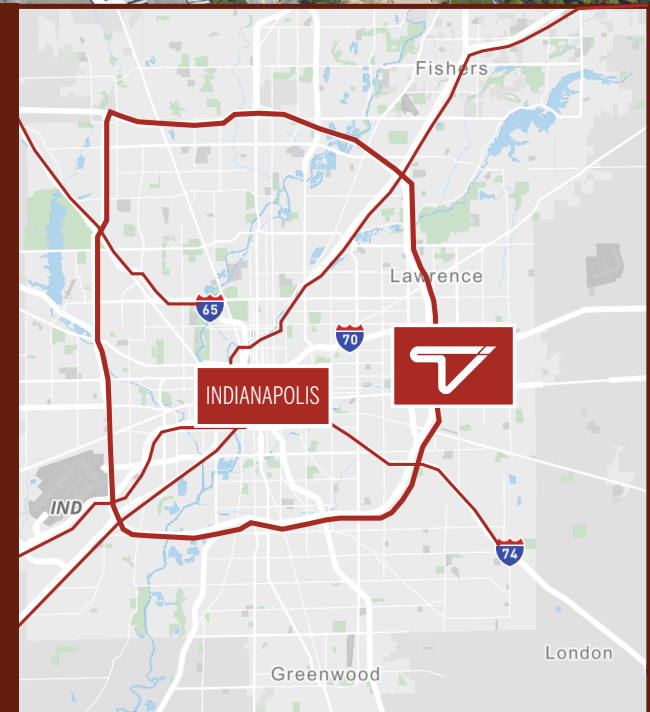
6 MILES
I-65

3 MILES
I-74

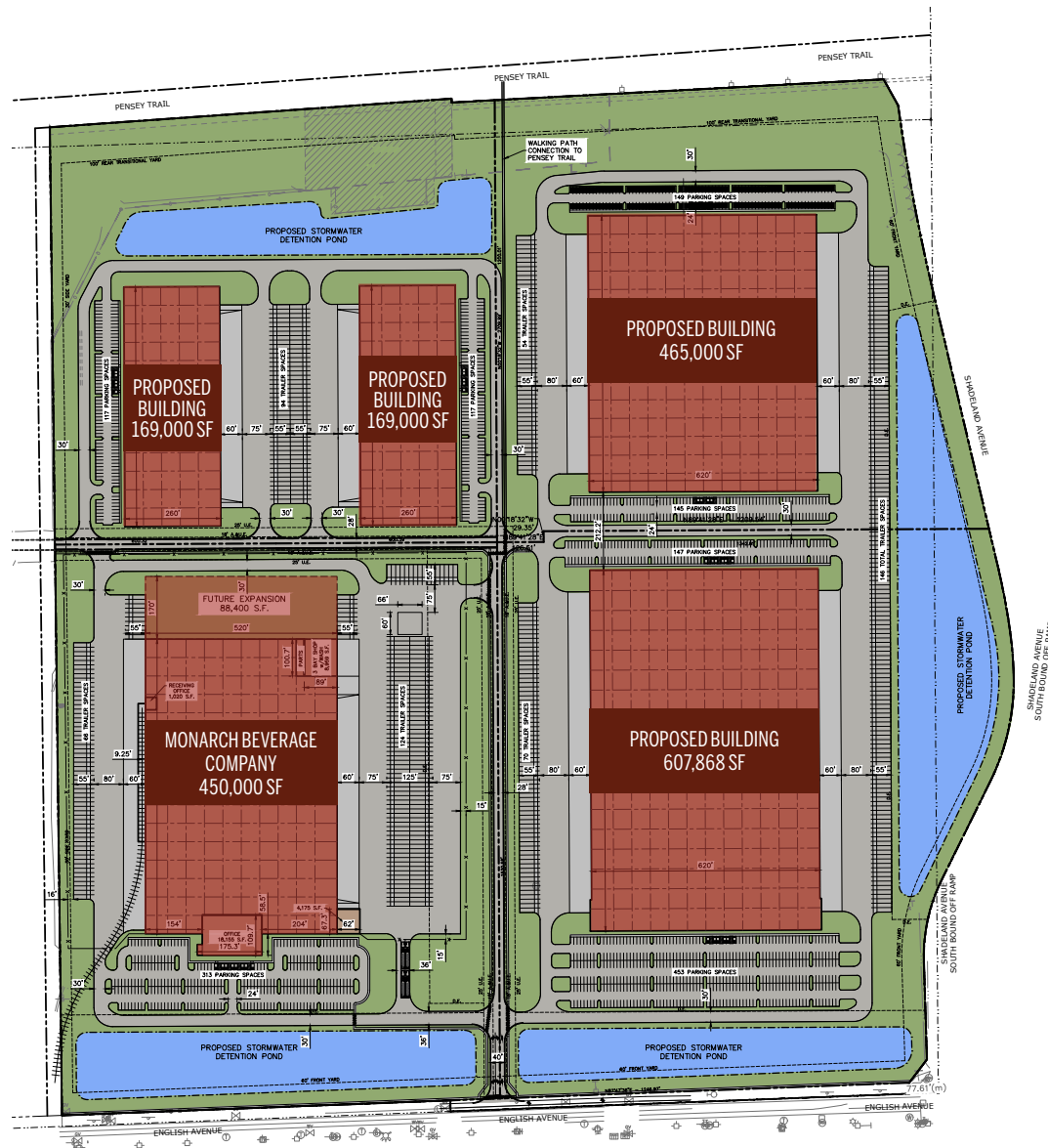
3 MILES
I-70

10 MILES
I-69

1 MILE
I-465



SITE PLAN - OPTION 1



SITE DATA

Site Zoning:	1-3
Project Area:	149.56± AC
Monarch Beverage Company:	450,000 SF
Building 2:	607,868 SF
Building 3:	465,000 SF
Building 4:	169,000 SF
Building 5:	169,000 SF
Total Building Area:	1,860,868 SF

SITE PLAN - OPTION 2



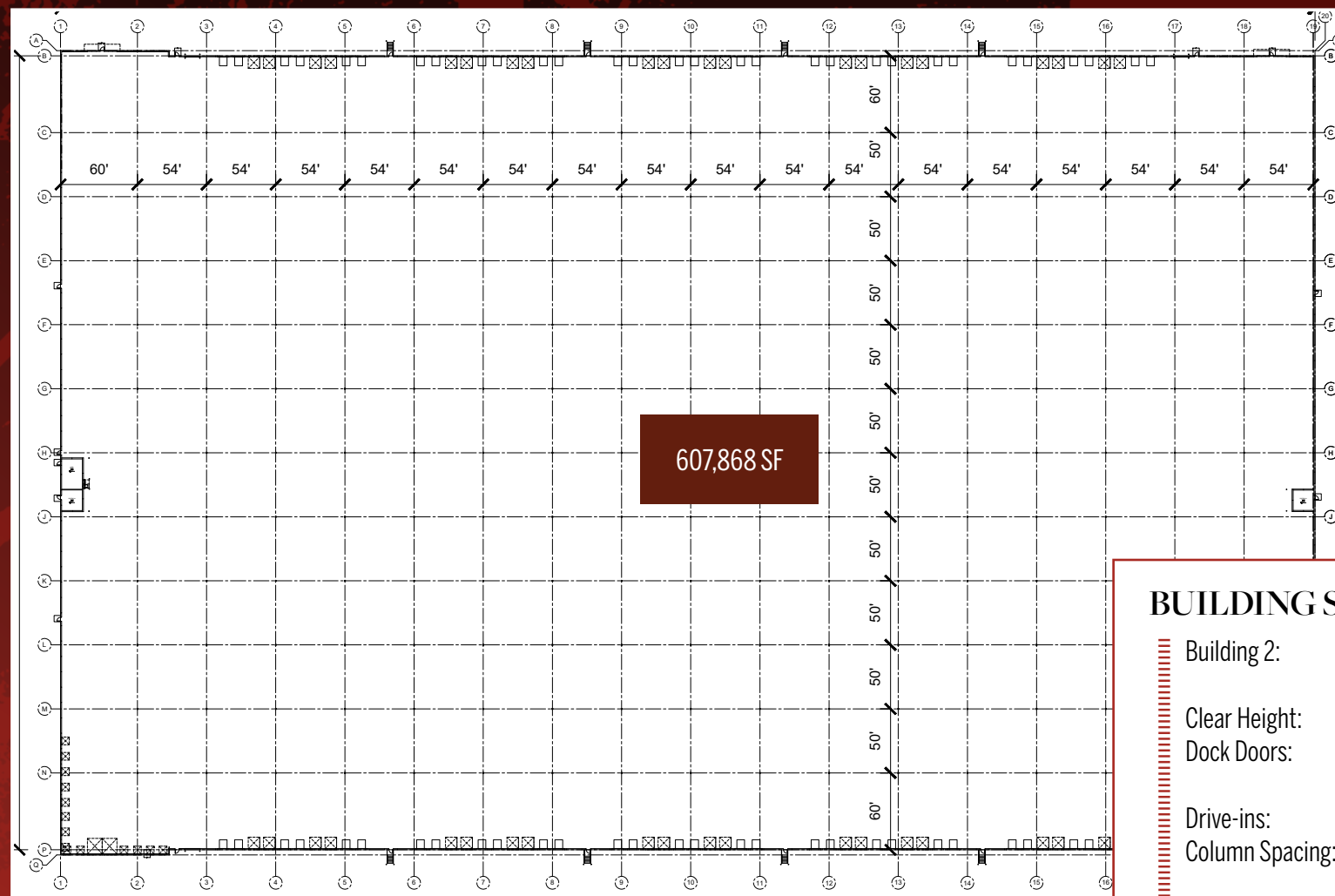
SITE DATA

Site Zoning:	1-3
Monarch Beverage Company	450,000 SF BTS Facility
Building 2:	1,240,000 SF
Building 3:	280,000 SF
Total Building Area:	1,970,000 SF



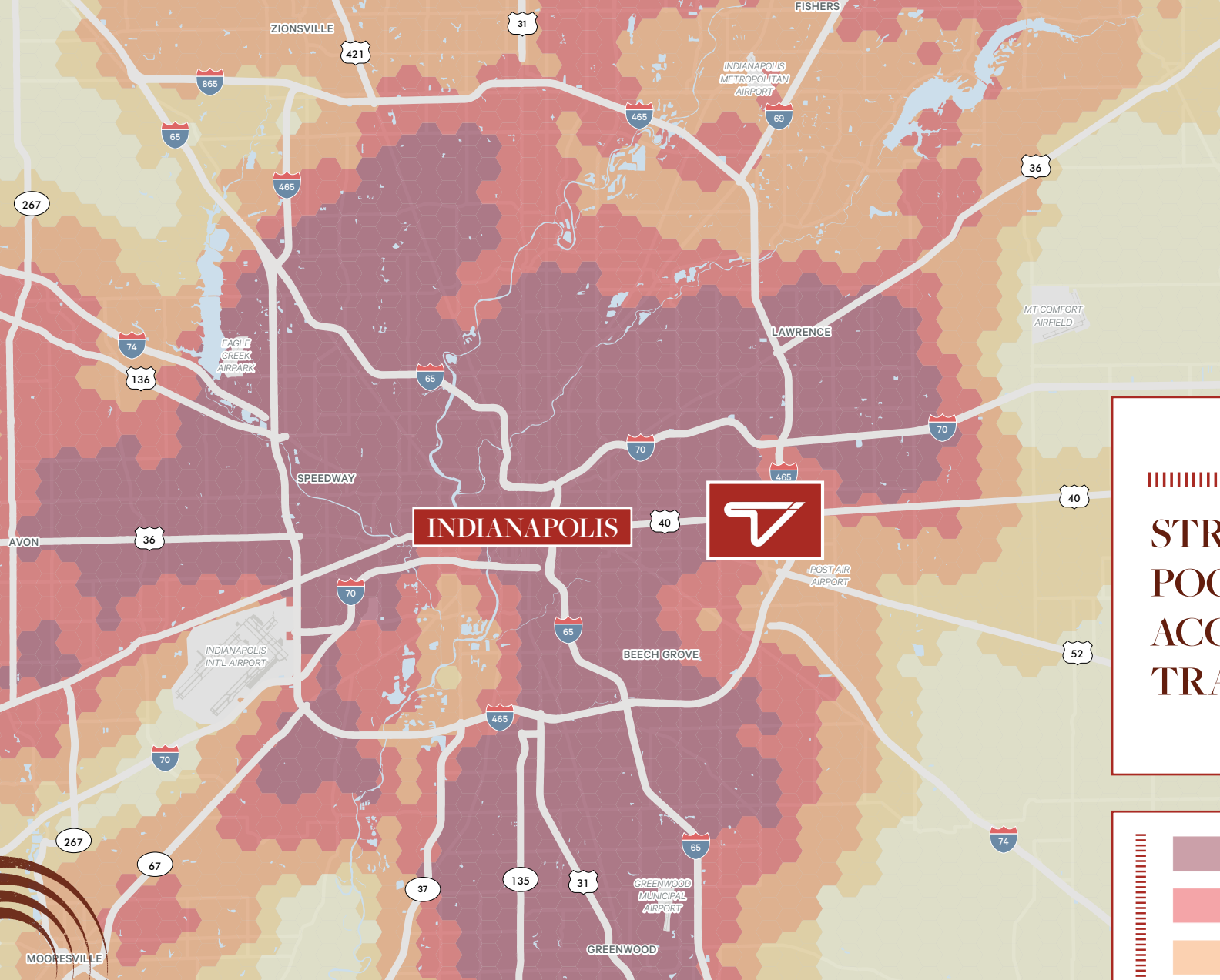
SITE PLAN - OPTION 1

BUILDING 2 SPECIFICATIONS



BUILDING SPECIFICATIONS

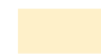
Building 2:	607,868 SF 620' x 979.3'
Clear Height:	40'
Dock Doors:	60 (Expandable to 100)
Drive-ins:	2
Column Spacing:	50' x 54'; 60' x 54' at speed bays
Car Parking:	600
Trailer Parking:	140±
Lighting:	LED
Sprinkler System:	ESFR



**STRONG LABOR
POOL WITH
ACCESS TO PUBLIC
TRANSPORTATION**



Higher Density



Lower Density

*Manufacturing and Transportation Employees

LABOR FORCE DENSITY

THUNDERBIRD COMMERCE CENTER



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