



For Lease

1,005,776 S.F.

- 1,005,776 s.f. warehouse/distribution space
- 3,000 s.f. office
- Cross-docked facility
- 40' clear height
- Abundant parking
- Two points of entry along West 350 North
- Easy access to I-70

70 Connect III
7366 C.R. West 350 North
Greenfield IN 46140

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Developed by:



70 Connect III

7366 C.R. West 350 North | Greenfield, Indiana

Building highlights

- 1,005,776 s.f. building total
- 3,000 s.f. office
- 52'd x 54'w column spacing; 52' x 60' at bay
- 40' clear height
- (54) 9' x 10' dock doors with 40,000 lb mechanical levelers per side, expandable to 108
- (4) 12' x 14' drive-in doors
- ESFR sprinkler system
- 30 FC/LED lighting
- 620' building depth
- 278 auto parking, expandable on the north and south side of the building
- 115 trailer parking, expandable on the west side of the building
- 8" concrete slab comprised of 4,000 PSI compressive strength

Building plan

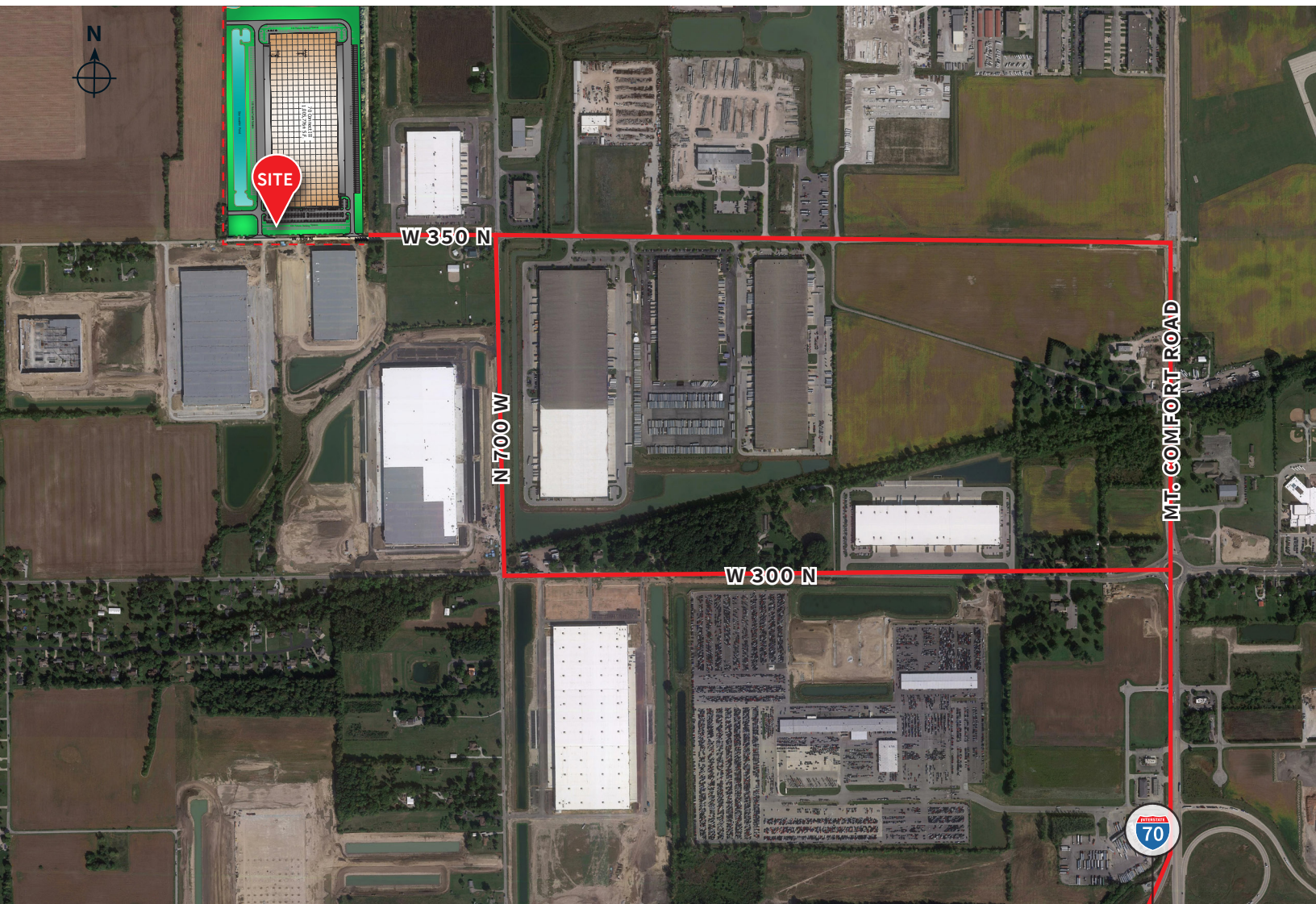


Developed by:



Building location

70 Connect III 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
Aqua America



Water
Citizens Energy



Gas
CenterPoint



Electric
AES

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 - 2020

Top 5 US States for Business
Chief Executive - 2018-2020

#5 State for Cost of Doing Business
CNBC - 2018

#9 Best State Tax Climate Index
Tax Foundation - 2020

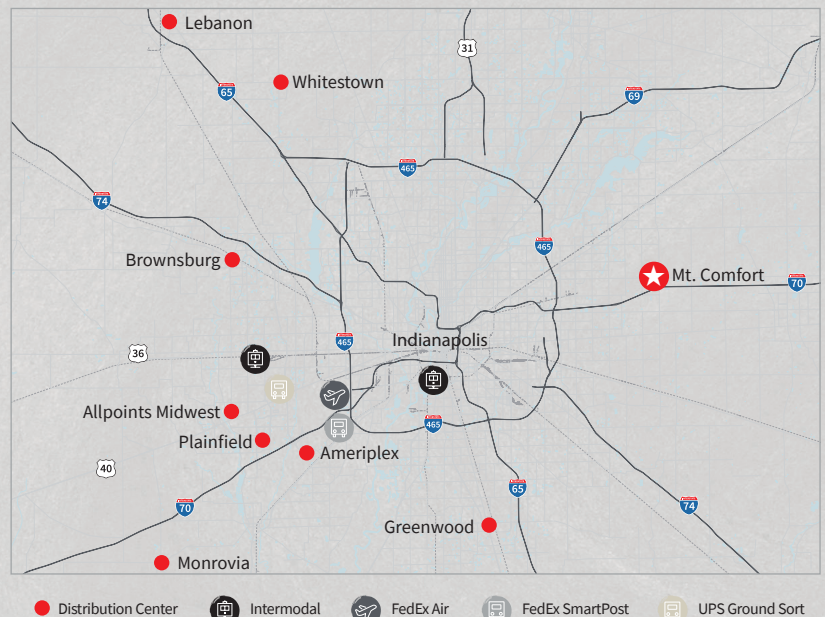
Ideal Location

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

#1 Best Midsize Airport in North America
Airports Council International - North America
2012-2020

#1 in Number of Pass-through Highways

#2 Largest Global FedEx Air Hub



Superior Labor



Developer /
Business Friendly



Superior
Logistical Access



Strong
Labor Pool



Competitive
Rental Rates



Strong
Market Velocity



Low
Vacancy

1,083,734
civilian workforce

4.9%
recent unemployment rate

#1
city for affordability

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