

# SIGNATURE 70



For Sale or Lease

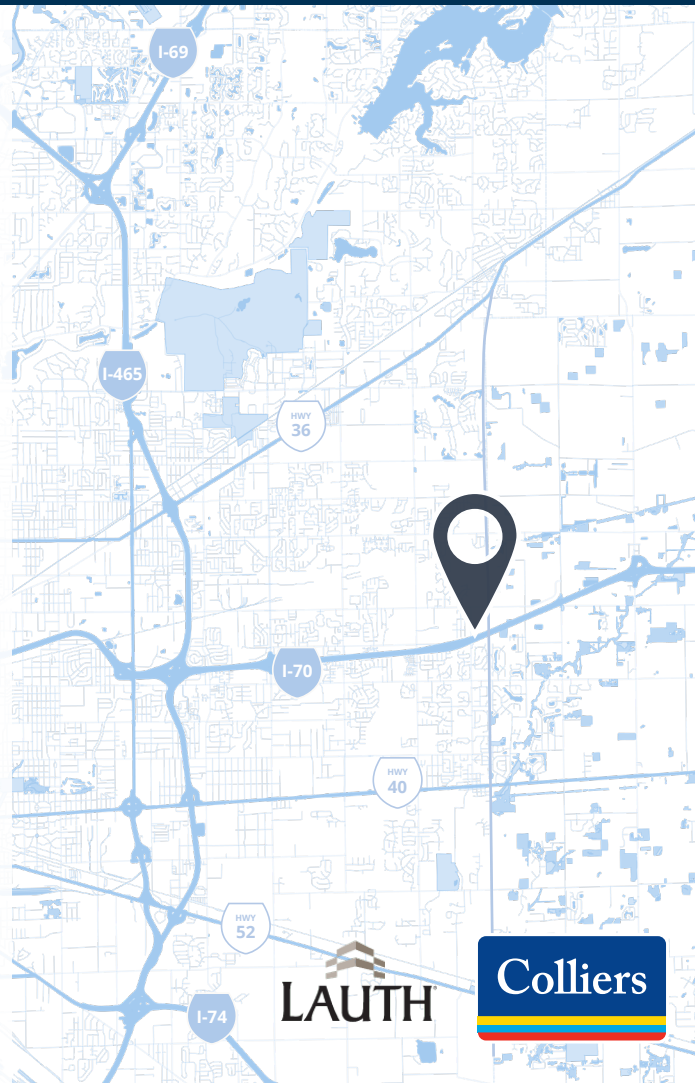
## State-of-the-Art Industrial Development

7780 West/200 North, Greenfield, IN (Mt. Comfort)

- Available for BTS: 59,010 to 236,759 SF
- Immediate Access to I-70 – the primary Midwest logistics corridor
- Connected to 5 interstate systems for regional distribution
- Strong local labor force
- 10-year real estate tax abatement approved

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INDIANAPOLIS REGIONAL AIRPORT

I-70 Interchange @ Mt Comfort Rd



Corporate Neighbors



# Labor Market & Location/Amenities

## 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

## Great Interstate System Access (in miles)

<b>2 MI</b>	<b>17 MI</b>
<b>6 MI</b>	<b>20 MI</b>
<b>10 MI</b>	<b>21 MI</b>
<b>14 MI</b>	<b>28 MI</b>

## Nearby Amenities





# Concept Building & Design Specifications



Building Size	236,759 SF Divisible to 59,010 SF	Drive-In Doors	Up to (4) 12' x 14' motorized drive-In doors
Building Dimensions	380' depth x 612' length	Truck Court	130'
Office Space	BTS	Parking	174 auto parking spaces 31 trailer parking spaces
Site Size	19.3 acres	Construction	Insulated precast panel system
Configuration	Cross Docked	Roof	Mechanically fastened white TPO system
Clear Height	32'	Floor	7" unreinforced
Column Spacing	51' x 52' (with 60' staging bays)	Warehouse Lighting	LED high bay lighting with motion sensors
Dock Equipment	Up to sixty one (61) loading docks	Warehouse Heating	Gas heating unit system for 55° at 0°
Dock Levelers	40,000 lb mechanical levelers	Fire Protection	ESFR

# WHY INDIANA



## INDIANAPOLIS INT'L AIRPORT

IND

- 2<sup>nd</sup> largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S.
- 11<sup>th</sup> year named "Best Airport in North America"



## INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



<b>IND</b>	Indianapolis Int'l Airport
<b>EW</b>	Evansville Regional Airport
<b>FWA</b>	Fort Wayne Int'l Airport
<b>GCIA</b>	Gary/Chicago Int'l Airport
<b>SBN</b>	South Bend Int'l Airport



## INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5<sup>th</sup> busiest state for commercial freight traffic



## INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— *Site Selection Magazine*

**1<sup>st</sup>**

in U.S. for manufacturing output

**1<sup>st</sup>**

best state to start a business

**2<sup>nd</sup>**

# Manufacturing Jobs (% of workforce)

**3<sup>rd</sup>**

leading state in biotechnology exports

\*sources: *Forbes Magazine, Site Selection Magazine, Business Facilities*



## INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

**NW**  
**SE**  
**SW**

Burns Harbor  
Jeffersonville  
Mt Vernon

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