

Progress Park – Industrial Bulk Distribution Site

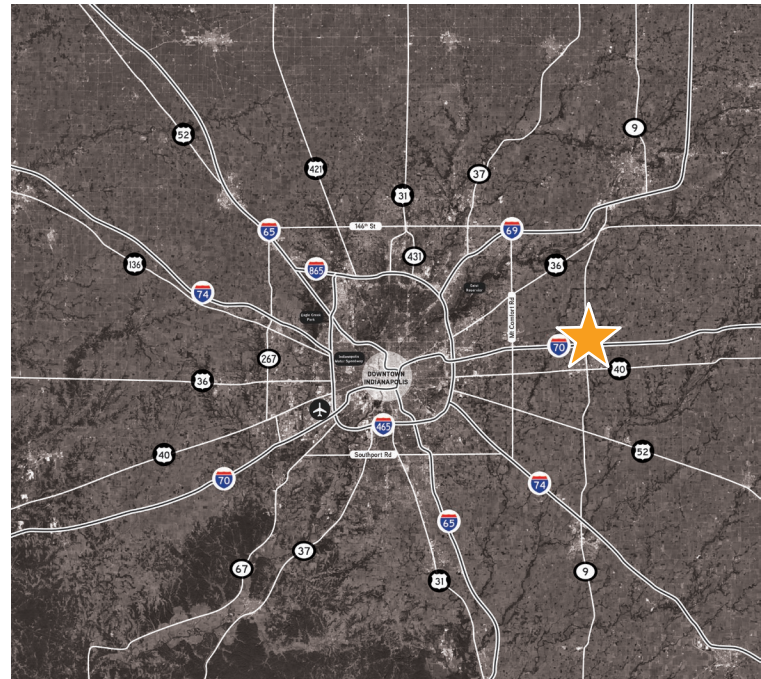
1321-1427 Opportunity Parkway, Greenfield, IN

AVAILABLE FOR BTS ON THE I-70 EAST CORRIDOR



PROPERTY HIGHLIGHTS

- 106,020 SF - 836,594 SF
- Flexible site that can accommodate different types and sizes of occupiers
- Ability to accommodate heavy auto and/or trailer parking requirements
- Zoned BP (business park)
- I-70 Frontage with immediate interstate access
- Convenient access to I-465 and Downtown Indianapolis
- Strong nearby amenity base and workforce availability
- 10-year real estate tax abatement approved



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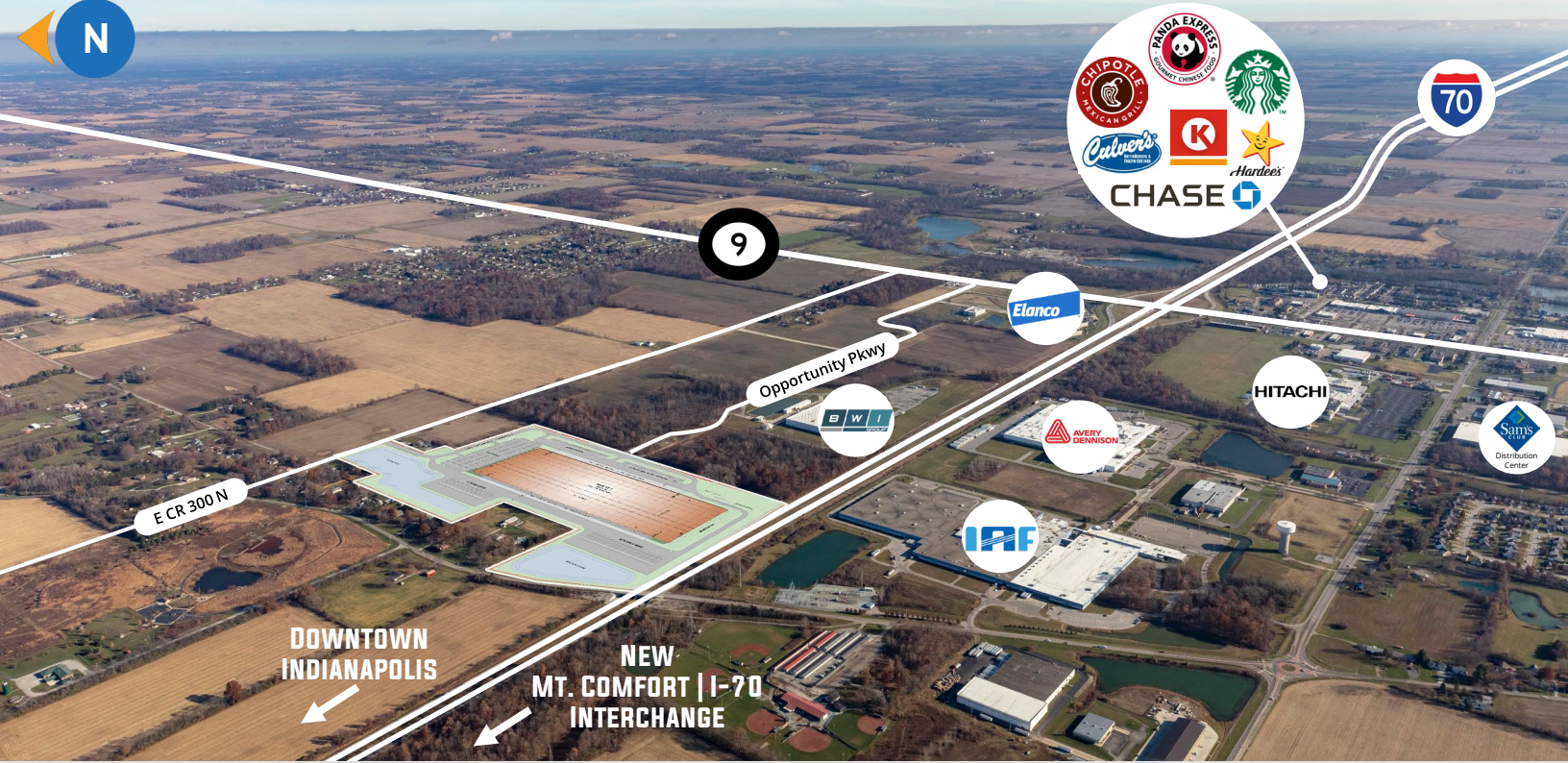
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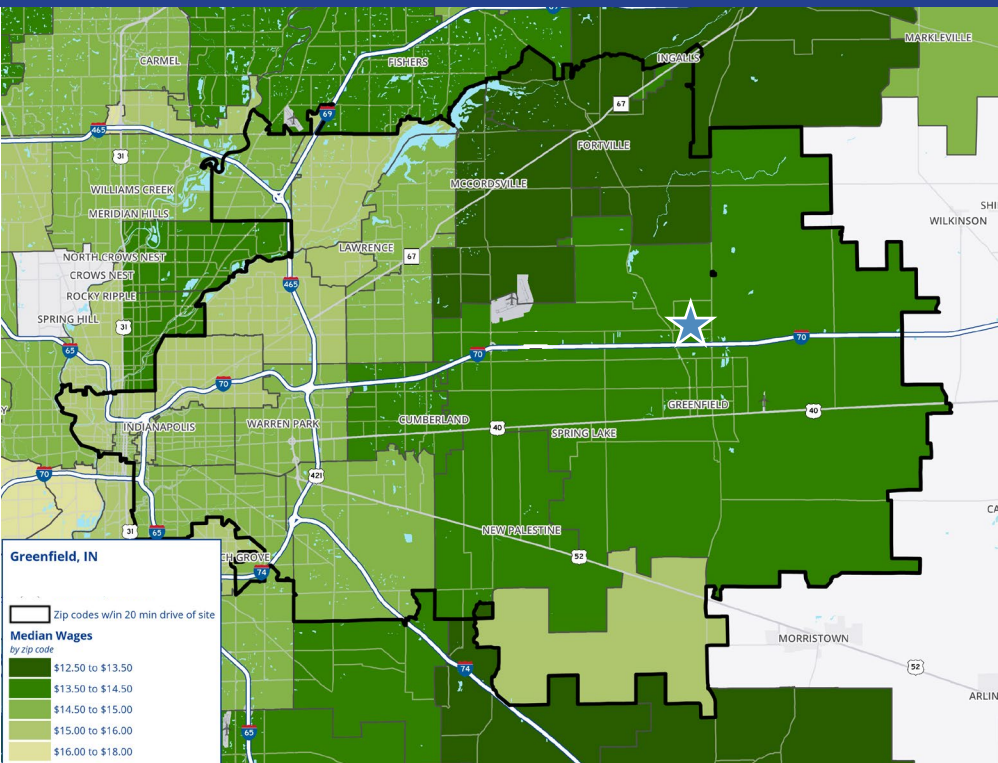


AERIAL



GREENFIELD LABOR PROFILE

Median Wages - Of jobs titles that qualified (ie less than \$17.50/hr median wage at the MSA level), depicts the median wage of those jobs by zip code



65,372

Residents of the drivetime area in occupations paying less than \$17.50/hour

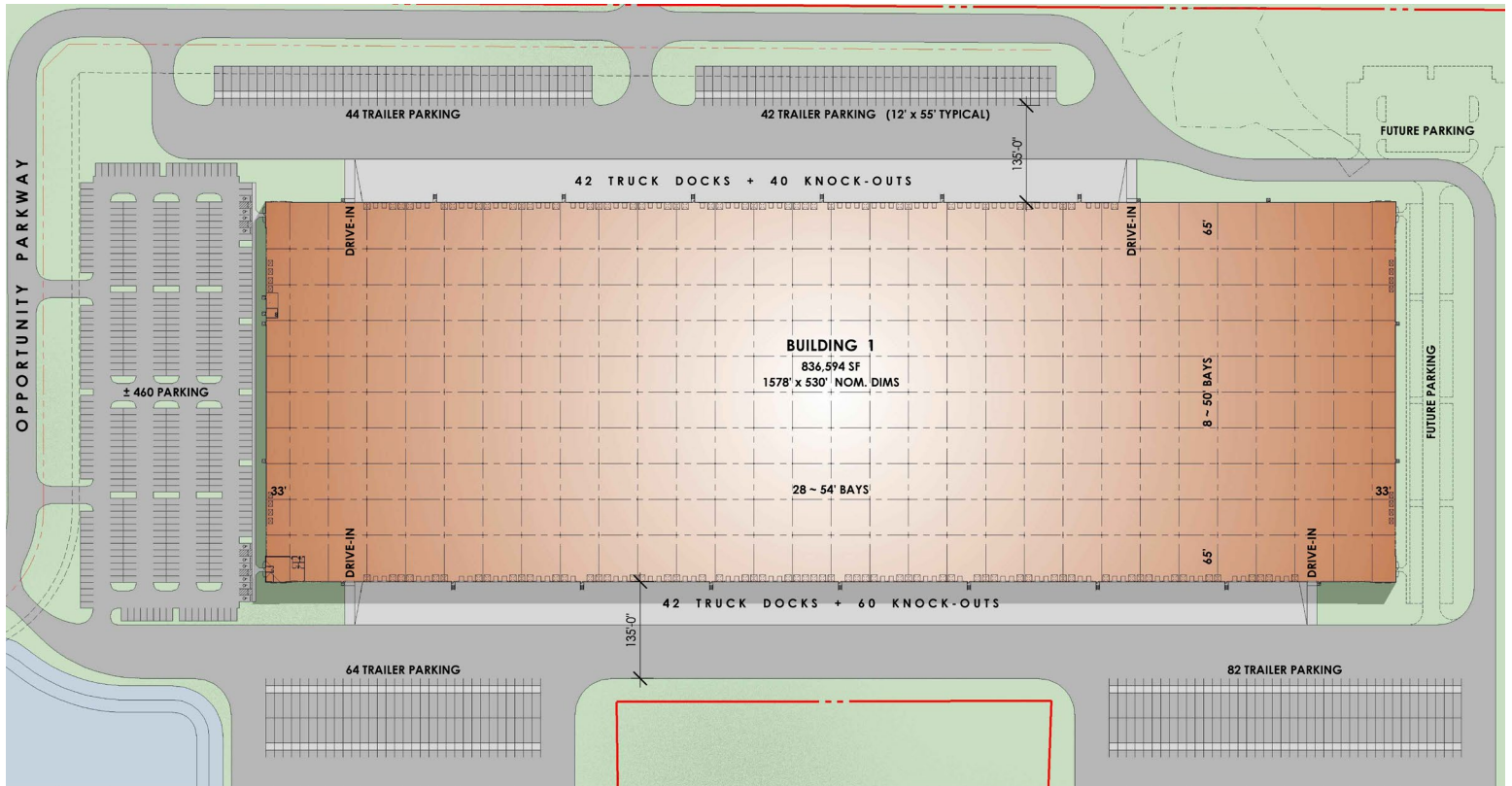
\$18.56

Median Wage – Forklift Driver

\$14.59

Median Wage – Stock + Order Filler

SITE PLAN – CONCEPT 1



BUILDING 1 PLANNED SPECS

Total Building Area	836,594 SF
Site Area	66.76 AC
Clear Height	40'
Column Spacing	50' x 54' (65' staging bays)
Dock Equipment	Up to 184 docks with 40,000 lb mechanical levelers & dock lights
Drive-in Doors	4 (12' x 14') motorized drive-in doors
Trailer Parking	Up to 232 dedicated trailer parking spaces
Car Parking	Minimum of 460 auto parking spaces
Truck Court	135'
Office Space	1,922 SF

DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.045" white TPO roof system
Floor	8" unreinforced concrete floor slab with Ashford seal
Warehouse Lighting	30' candle @ 3' A.F.F. LEF high bay lighting
Warehouse Heating	Energy rotation with system for 60 degrees at zero
Fire Protection	ESFR sprinkler system
Electrical Service	2,000 amps, 3-phase

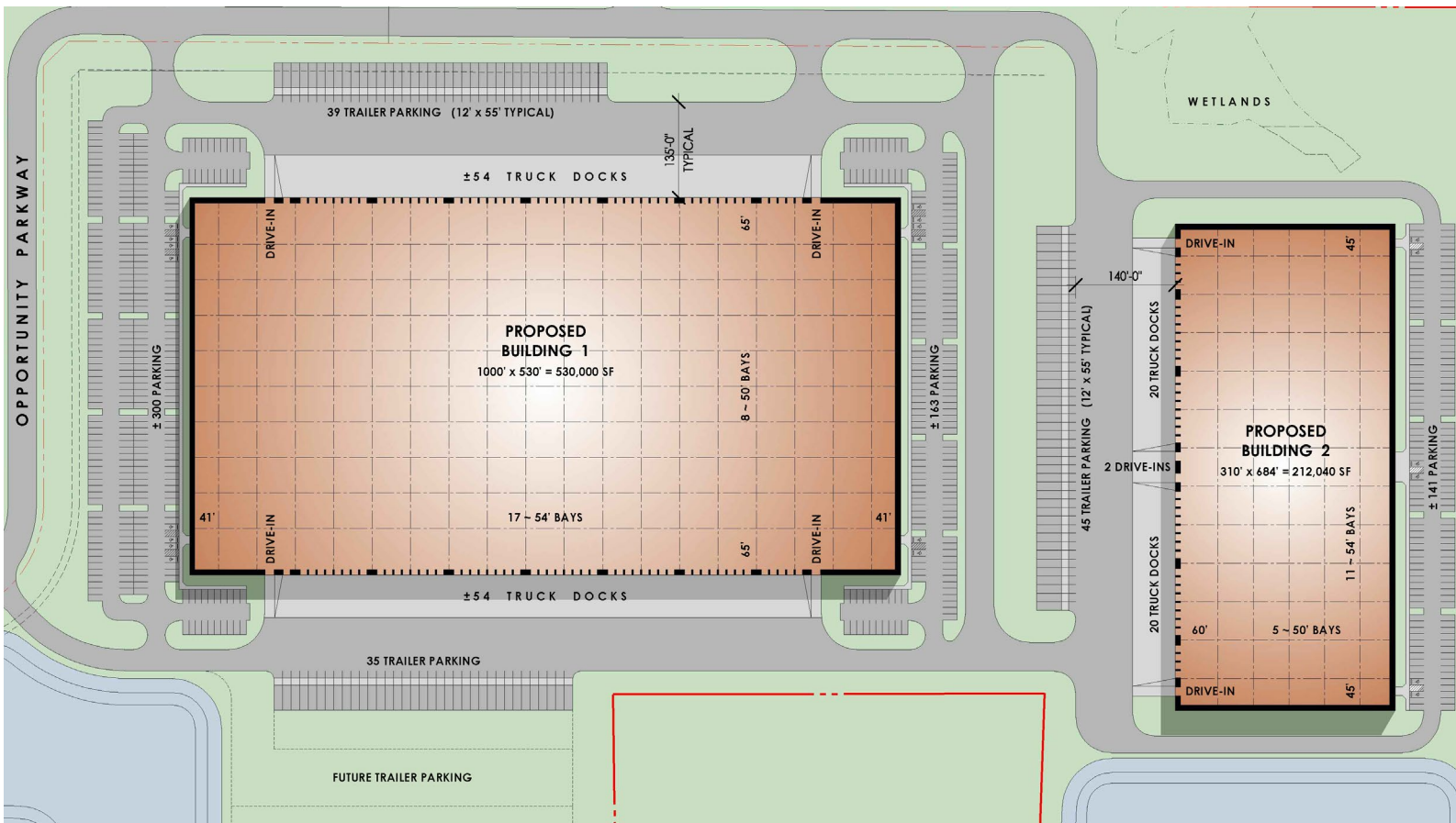
CONSTRUCTION BY:



OWNED BY:



SITE PLAN – CONCEPT 2



BUILDING 1 PLANNED SPECS

Total Building Area	530,000 SF
Clear Height	40'
Column Spacing	50' x 54' (65' staging bays)
Dock Equipment	Up to 108 docks with 40,000 lb mechanical levelers & dock lights
Drive-in Doors	4 (12' x 14') motorized drive-in doors
Trailer Parking	74 dedicated trailer parking spaces
Car Parking	463 auto parking spaces
Truck Court	135'
Office Space	BTS

BUILDING 2 PLANNED SPECS

Total Building Area	212,040 SF
Clear Height	32'
Column Spacing	54' x 50' (60' staging bays)
Dock Equipment	Up to 40 docks with 40,000 lb mechanical levelers & dock lights
Drive-in Doors	2 (12' x 14') motorized drive-in doors
Trailer Parking	45 dedicated trailer parking spaces
Car Parking	141 auto parking spaces
Truck Court	140'
Office Space	BTS

WHY INDY – TOP IN TRANSPORT ACCESSIBILITY



INDIANAPOLIS INTERNATIONAL AIRPORT

home to **2nd largest** FedEx air hub worldwide + **6th largest** cargo airport in U.S.

GARY/CHICAGO INTERNATIONAL AIRPORT

key player in the logistics arena – connects Chicago to Midwest distribution sites

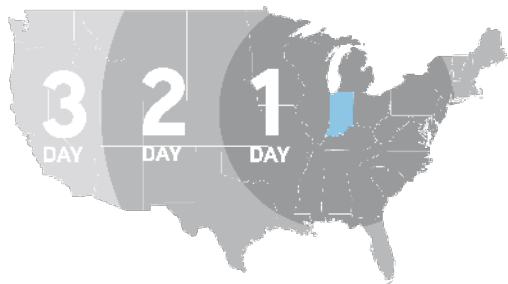


CLASS I RAILROADS PASS THRU INDIANA

AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

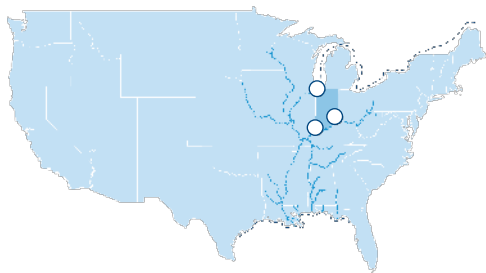
INTERMODALS

serviced by CSX + Indiana Railroad



OUR WAY IS THE HIGHWAY

8 interstates intersect the state making Indiana the national leader in pass-thru highways



PORTS OF THE HOOSIER STATE

3 international maritime ports serving key Indiana access points providing access to the world's most productive industrial + agricultural regions

NW – Burns Harbor, IN

SW – Mt. Vernon, IN

SE – Jeffersonville, IN

TAKE TO THE SKIES

4 international airports statewide

#1 IND – Best Airport in North America - *Conde Nast Traveler*

ON THE RIGHT TRACK

3RD total freight railroads in U.S.

5TH Class I railroads in U.S.

CROSSROADS OF AMERICA

40+ major cities within an 8-hour drive

75% U.S. + Canada population within a 1-day drive

OPEN WATERS

2 major freight transport arteries
Ohio-Mississippi + Great Lakes River Systems

6TH waterborne shipping in U.S.

STRONG BUSINESS FUNDAMENTALS

- 2ND**
best state for infrastructure*
- 3%**
business property tax rate cap
- 5TH**
best state for cost of doing business
- 5TH**
top business climate states*
- 5.75%**
corporate income tax
- 7%**
sales tax rate
- 10TH**
best state tax climate index*
- YES**
a Right to Work state

*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation