

Available Immediately – Modern Bulk Distribution Facility

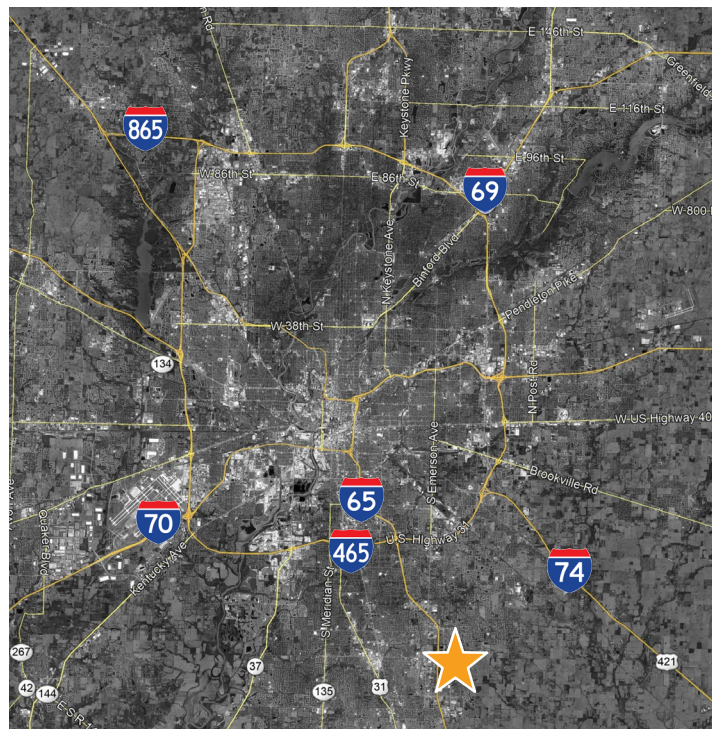
497 Chaney Avenue, Greenwood, IN 46143

FOR LEASE | INDUSTRIAL



PROPERTY HIGHLIGHTS

- 241,800 SF new construction modern bulk distribution facility
- 70,680 SF immediately available with 10 dedicated trailer parking spots
- S/R office construction complete allowing for immediate occupancy
- 32' clear height
- Approximately 1 mile to I-65
- Convenient access to I-465, I-70, FedEx and Indianapolis International Airport
- Ample auto parking on site
- 10-year real estate tax abatement in place
- Strong workforce availability



JASON SPECKMAN SIOR
317.713.2115
jason.speckman@colliers.com

BRIAN ZURAWSKI SIOR
317.713.2121
brian.zurawski@colliers.com

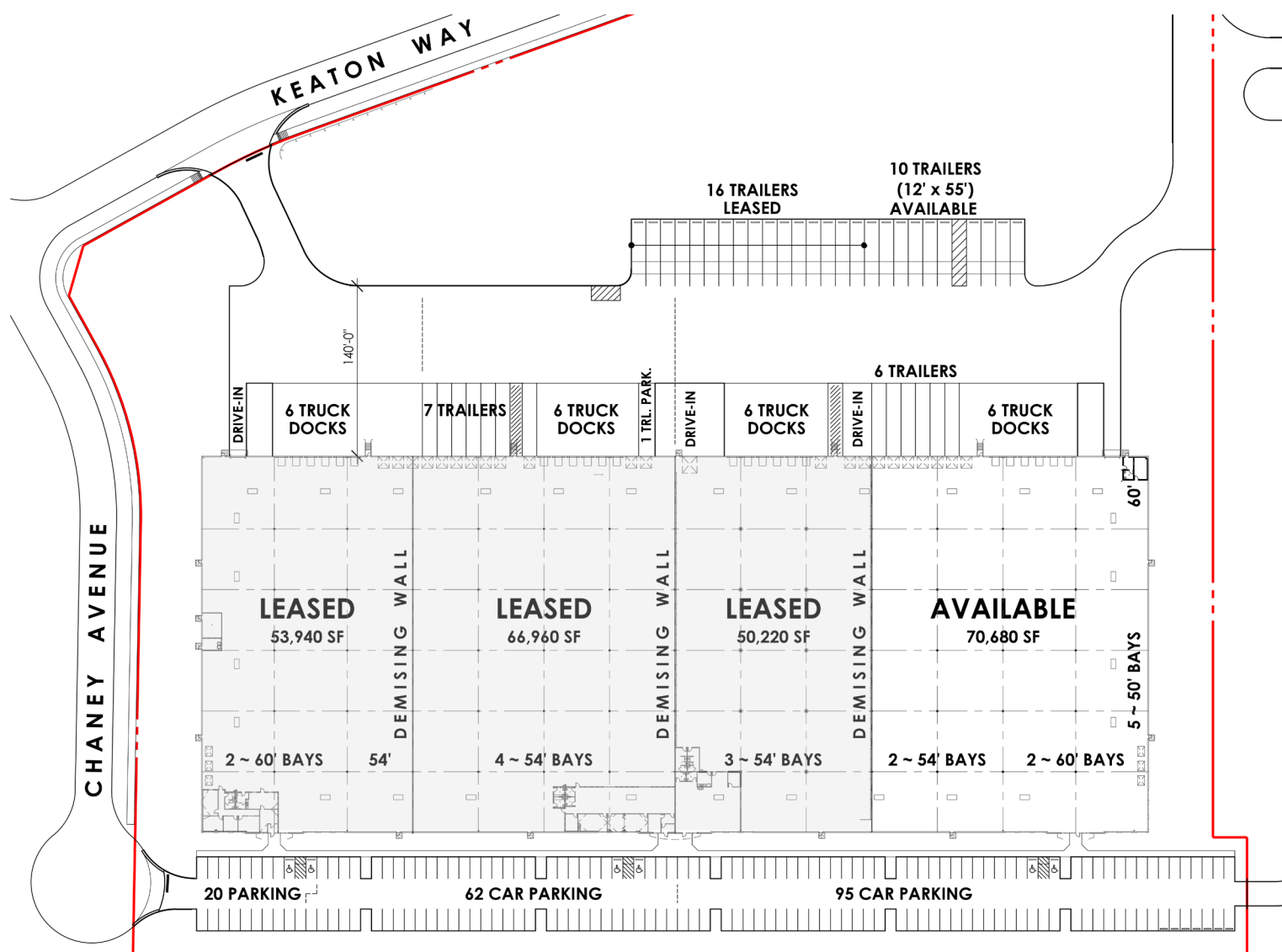
leasing by:



owned by:



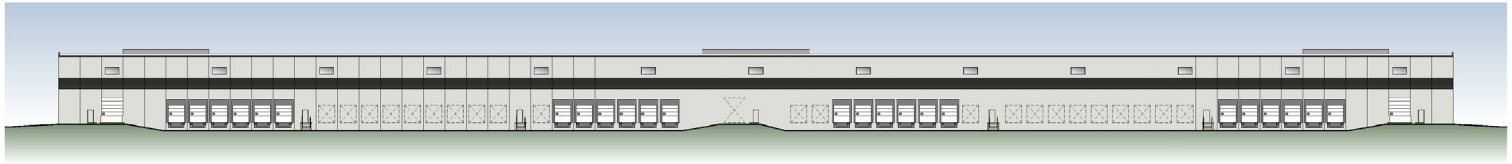
SITE PLAN



ELEVATIONS & PROPERTY SPECIFICATIONS



South Elevation



North Elevation

SITE & BUILDING SPECS

Total Building Area	241,800 SF (780' wide x 310' deep)
Site Area	± 16.2 acres
Clear Height	32'
Column Spacing	50' x 60' (60' x 60' staging bays)
Configuration	Rear load facility
Dock Equipment Knock Outs Dock Levelers	(25) 9' x 10' docks w/ seals & levelers (19) knock-outs 35,000 lb. mechanical levelers
Drive-in Doors	(2) 12' x 14' drive-in doors
Trailer Parking	Up to 46 trailer parking spots available on site
Car Parking	177 spaces
Truck Court	140'
Office Space	BTS

CURRENT AVAILABLE SPACE SPECS

Square Feet	70,680 SF
Dock Equipment Knock Outs Dock Levelers	(6) 9' x 10' docks w/ seals & levelers (7) knock-outs 35,000 lb. mechanical levelers
Drive-in Doors	(1) 12' x 14' drive-in door
Trailer Parking	Up to 17 trailer parking spots available on site

DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO roof system
Floor	7" unreinforced concrete floor slab with Ashford seal
Warehouse Lighting	LED high bay lights
Warehouse Heating	Gas fired make-up air units
Fire Protection	ESFR
Electrical Service	1000 amp / 277/480v main service

OWNED BY:



CONSTRUCTION BY:



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

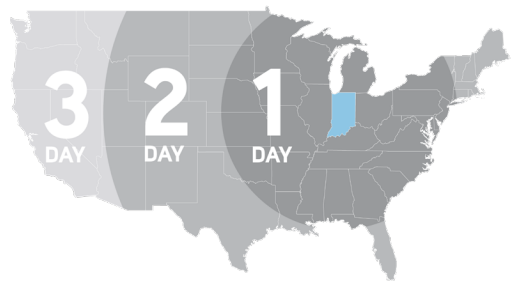


CLASS I RAILROADS PASS THRU INDIANA

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

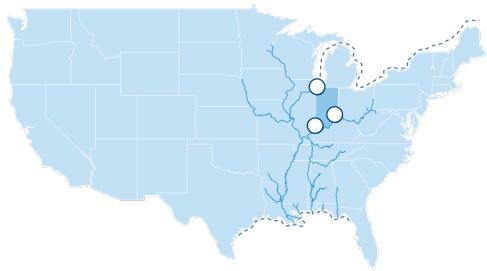
INTERMODALS

served 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