

New Construction Complete – Modern Bulk Distribution Facility

305 Chaney Avenue, Greenwood, IN 46143

FOR LEASE | INDUSTRIAL



PROPERTY HIGHLIGHTS

- 331,200 SF cross-docked distribution facility
- 96,664 SF available
- 36' clear height
- 25.94 acres
- Zoned I-1
- Less than 1 mile to I-65
- Convenient access to I-465, I-70, FedEx and Indianapolis International Airport
- Ample auto parking and trailer parking on site
- 10-year Real Estate tax abatement
- Strong workforce availability



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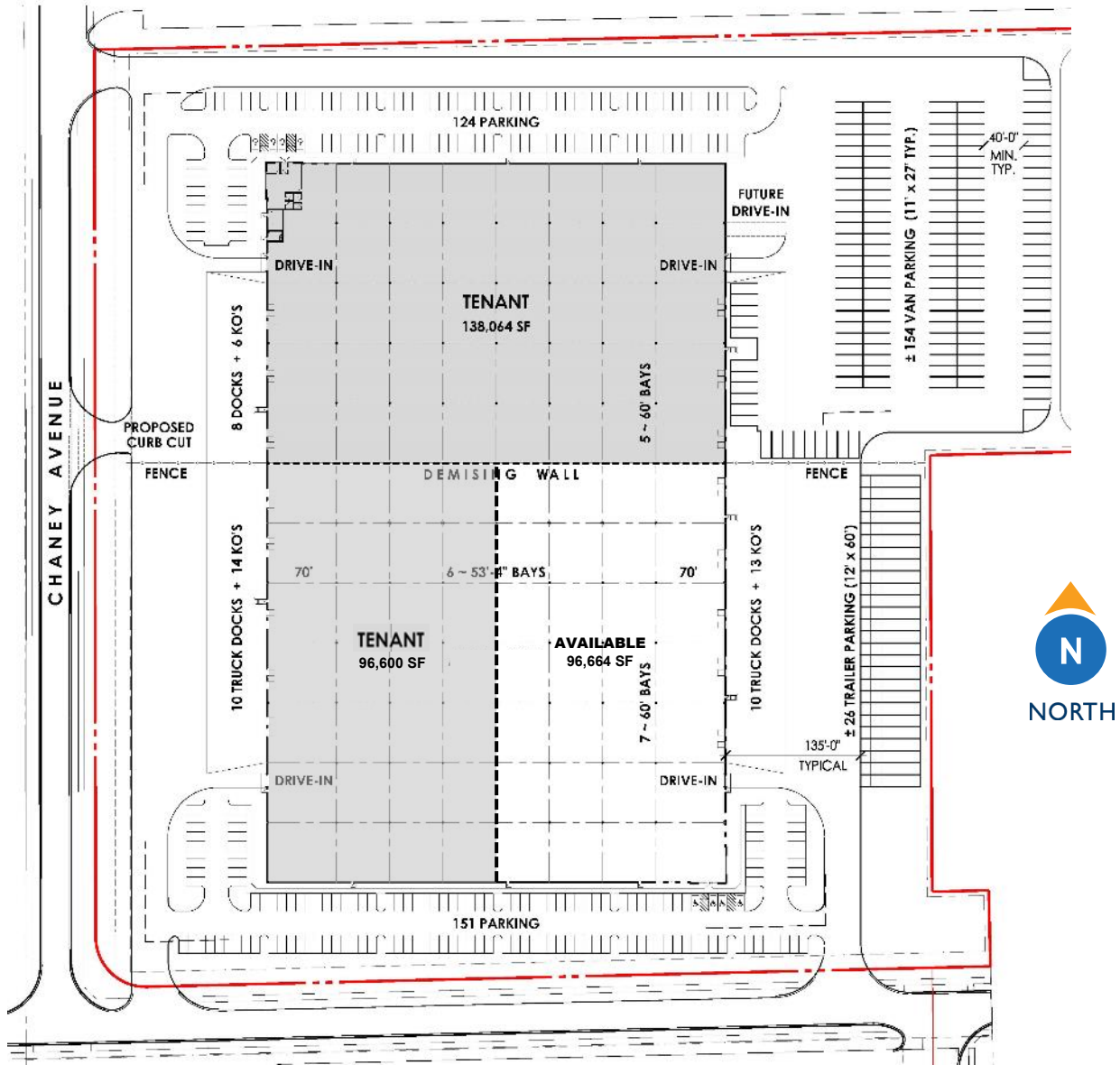
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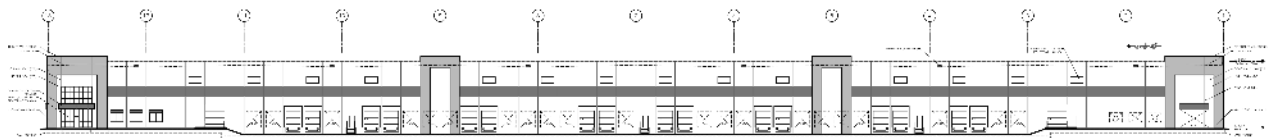
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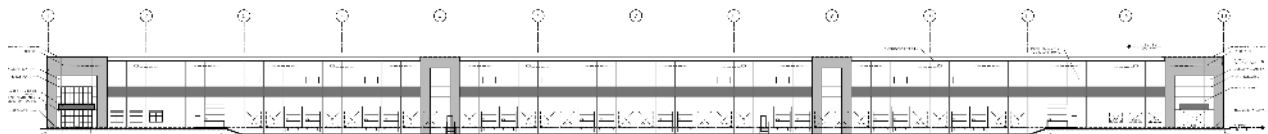
SITE PLAN



BUILDING ELEVATIONS



East Elevation Scale: 1" = 30'-0" (24' x 36')



West Elevation Scale: 1" = 30'-0" (24' x 36')



VACANT SPACE SPECIFICATIONS

Square Feet	96,664 SF
Clear Height	36'
Dock Equipment	(10) 9' x 10' dock doors with seals & levelers
Additional Dock K/Os:	(13) knock-out positions
Drive-in Doors	(1) 12' x 14' motorized drive-in door
Trailer Parking	(26) dedicated trailer parking positions with potential to secure truck court
Auto Parking	Up to 125 auto parking spaces
Power	3 phase / 400 amps
Office Space	Spec office plan in process

DESIGN DETAILS

Construction	Insulated precast panel system
Roof	Ballasted roof system
Floor	7" unreinforced concrete slab with Ashford seal
Warehouse Lighting	LED
Warehouse Heating	Energy rotation with system for 55 degrees at zero
Fire Protection	ESFR
Electrical Service	(2) 400V / 800-amp 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

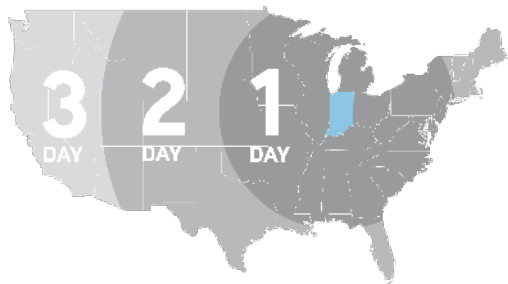


CLASS I RAILROADS PASS THRU INDIANA

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

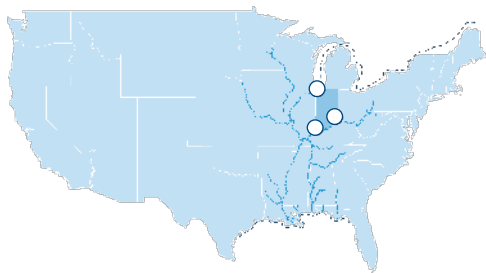
INTERMODALS

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