

# Modern Industrial Distribution Facility

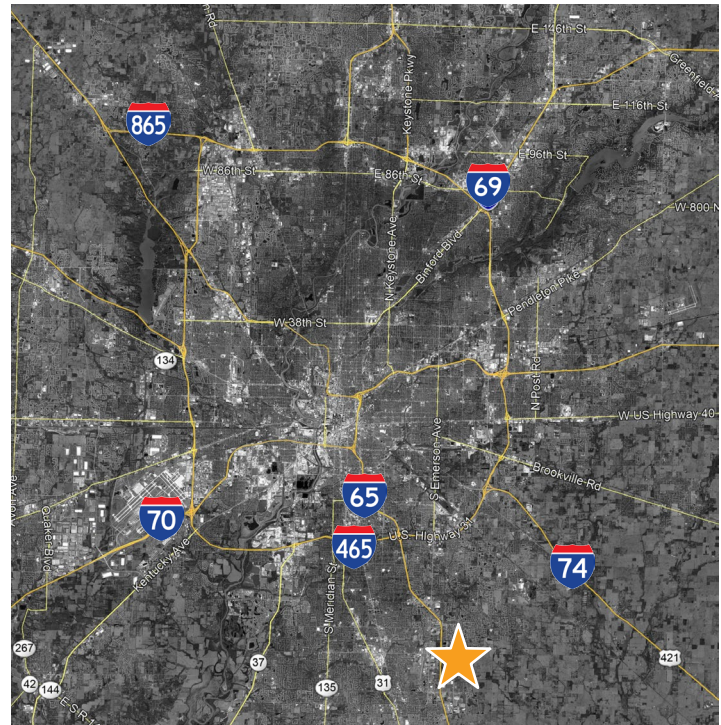
497 Chaney Avenue, Greenwood, IN 46143

FOR LEASE | INDUSTRIAL



## PROPERTY HIGHLIGHTS

- 241,800 SF modern industrial distribution facility
- 53,940 SF available for lease
- 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

**BILLY POWERS**  
317.713.2169  
billy.powers@colliers.com

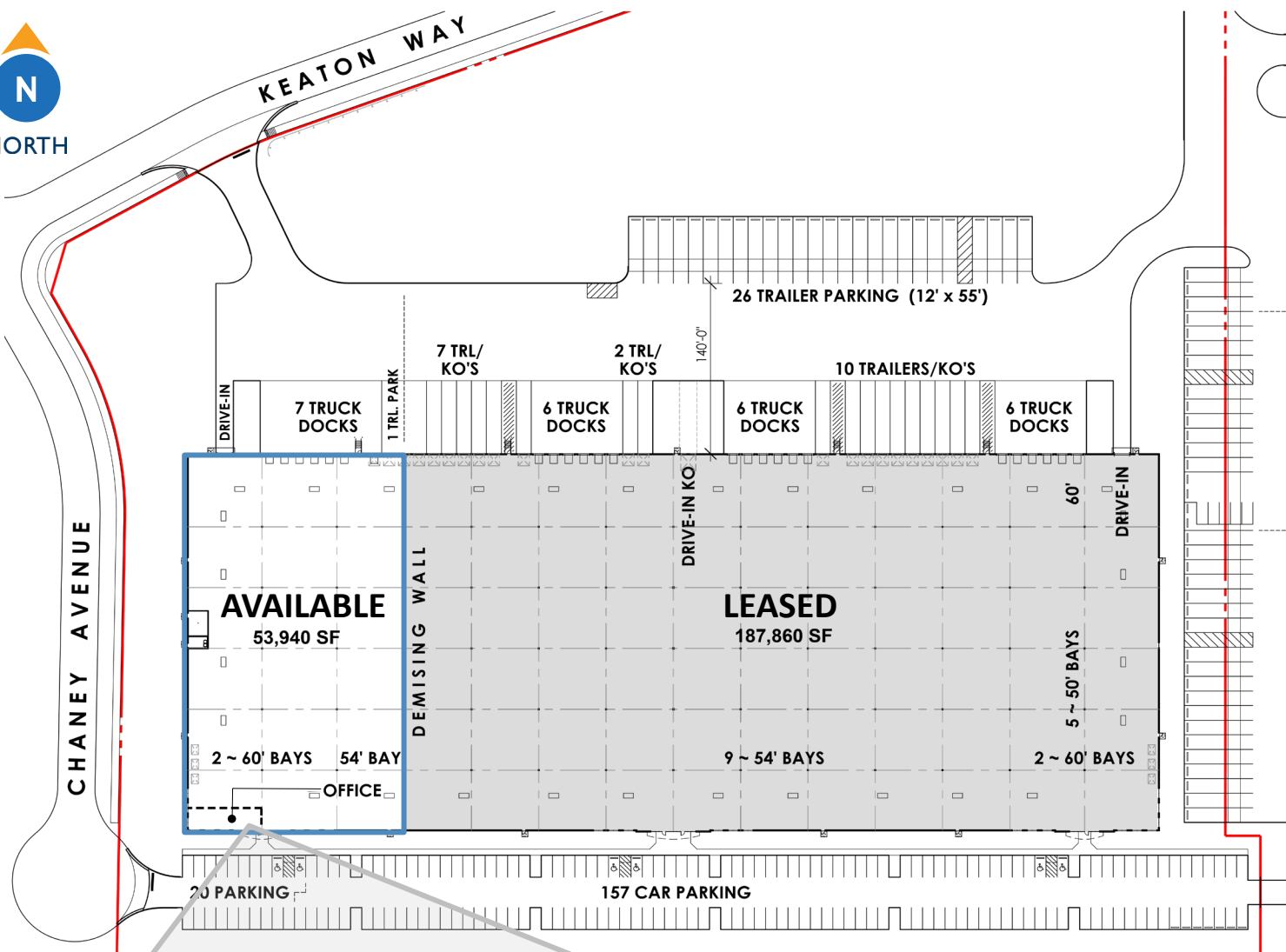
leasing by:



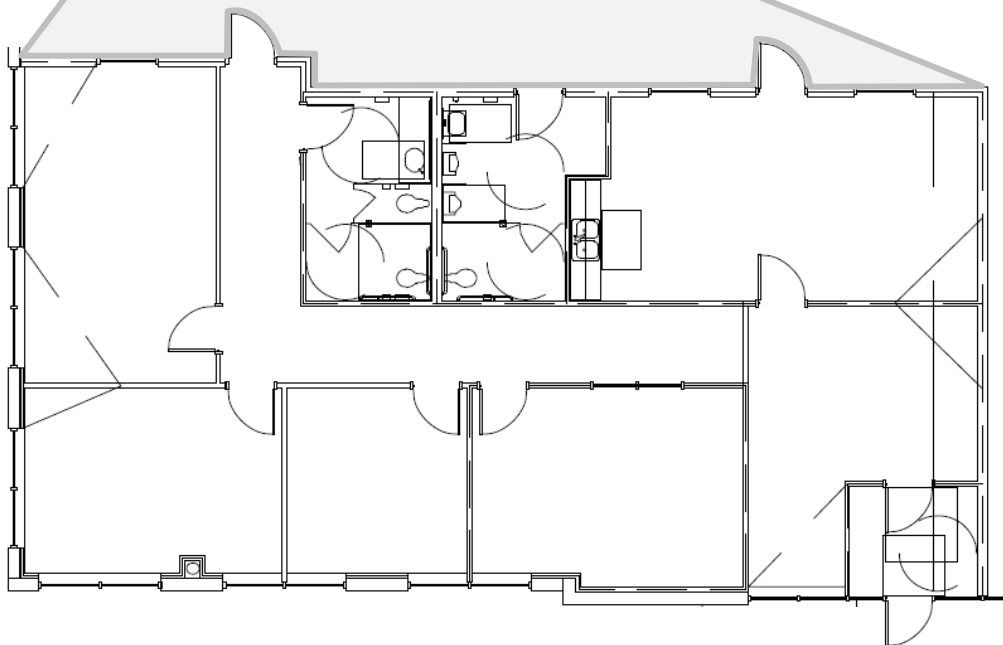
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## SITE PLAN



## OFFICE SPACE PLAN



## ELEVATION & PROPERTY SPECIFICATIONS



South Elevation

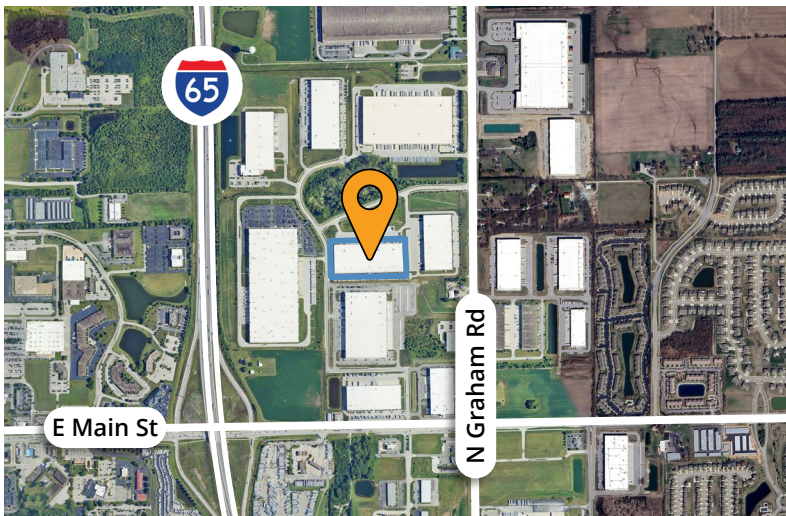
### SITE & BUILDING SPECS

<b>Total Building Area</b>	241,800 SF (780' wide x 310' deep)
<b>Site Area</b>	± 16.2 acres
<b>Clear Height</b>	32'
<b>Column Spacing</b>	50' x 60' (60' x 60' staging bays)
<b>Configuration</b>	Rear load facility
<b>Car Parking</b>	177 spaces
<b>Truck Court</b>	140'



### CURRENT AVAILABLE SPACE SPECS

<b>Square Feet</b>	53,940 SF
<b>Office Space</b>	±2,100 SF
<b>Dock Equipment</b>	(7) 9' x 10' docks w/ seals & levelers
<b>Knock Outs</b>	(1) knock-out
<b>Dock Levelers</b>	35,000 lb. mechanical levelers
<b>Drive-in Doors</b>	(1) 12' x 14' drive-in door
<b>Trailer Parking</b>	Up to 17 trailer parking spots available on site
<b>Power</b>	Panel 1: 800 amps   277/480v   3-phase Panel 2: 200 amps   120/280v   3-phase



### DESIGN DETAILS

<b>Construction</b>	Insulated precast panel system
<b>Roof</b>	.045 mechanically attached white TPO roof system
<b>Floor</b>	7" unreinforced concrete floor slab with Ashford seal
<b>Warehouse Lighting</b>	LED high bay lights
<b>Warehouse Heating</b>	Gas fired make-up air units
<b>Fire Protection</b>	ESFR

OWNED BY:



## WHY INDIANA — TOP IN TRANSPORT ACCESSIBILITY



### INDIANAPOLIS INT'L AIRPORT

- 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



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCI** Gary/Chicago Int'l Airport
- SBN** 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** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

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