

New Construction – Modern Industrial Distribution Facility

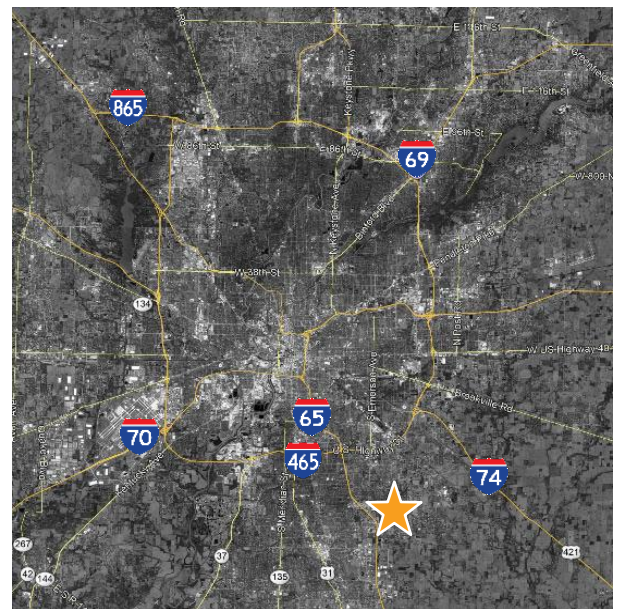
703 N Graham Road, Greenwood, IN 46143

FOR LEASE | INDUSTRIAL



PROPERTY HIGHLIGHTS

- 14.5 acres of modern industrial development available for fixturing in October 2022
- 168,728 SF rear-load facility
- Ample auto & trailer parking onsite
- Zoned IL (Industrial Large)
- Approximately 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 approved
- Strong workforce availability



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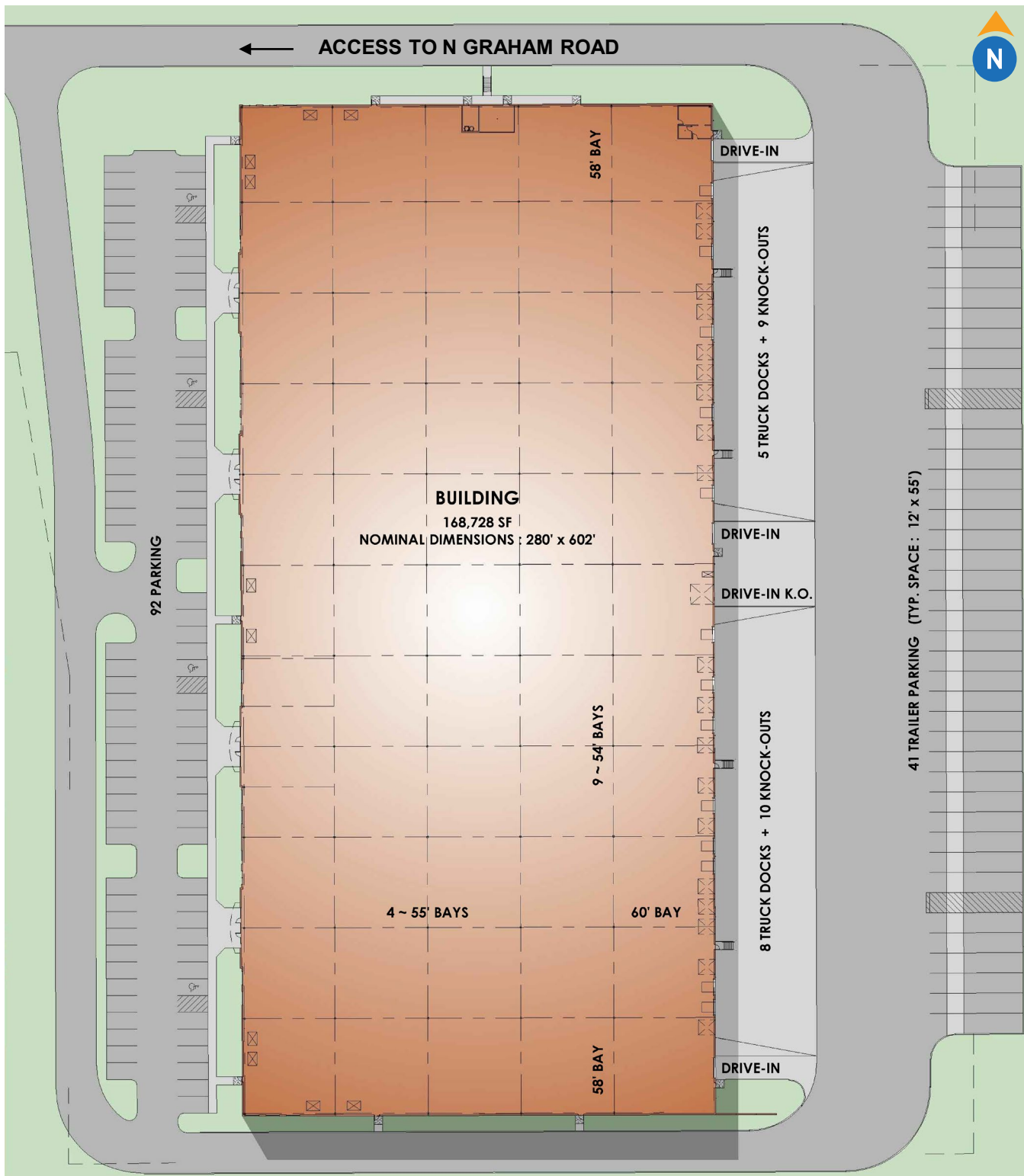
leasing by:



owned by:



SITE PLAN AND ELEVATION



SITE & BUILDING SPECS

Total Building Area	168,728 SF (602' wide x 280' deep)
Site Area	14.5 acres
Clear Height	28'
Column Spacing	54' x 55' (60' staging bays)
Configuration	Rear-loaded
Dock Equipment	(13) 9' x 10' docks w/ seals & levelers
Knock Outs	(19) knock-out positions
Drive-in Doors	(3) 12' x 14' motorized drive-in doors
Knock Outs	(1) knock-out position
Trailer Parking	41 trailer parking spots
Car Parking	92 auto parking spots
Truck Court	130'
Office Space	BTS

DESIGN DETAILS

Construction	Insulated precast panel system
Roof	.45 mil TPO ballasted roof system
Floor	6" unreinforced concrete slab with Ashford seal
Warehouse Lighting	LEDs for open warehouse plan
Warehouse Heating	Energy rotation with system for 55 degrees at zero
Fire Protection	ESFR
Electrical Service	3 phase / 400V / 800-amp service

OWNED BY:

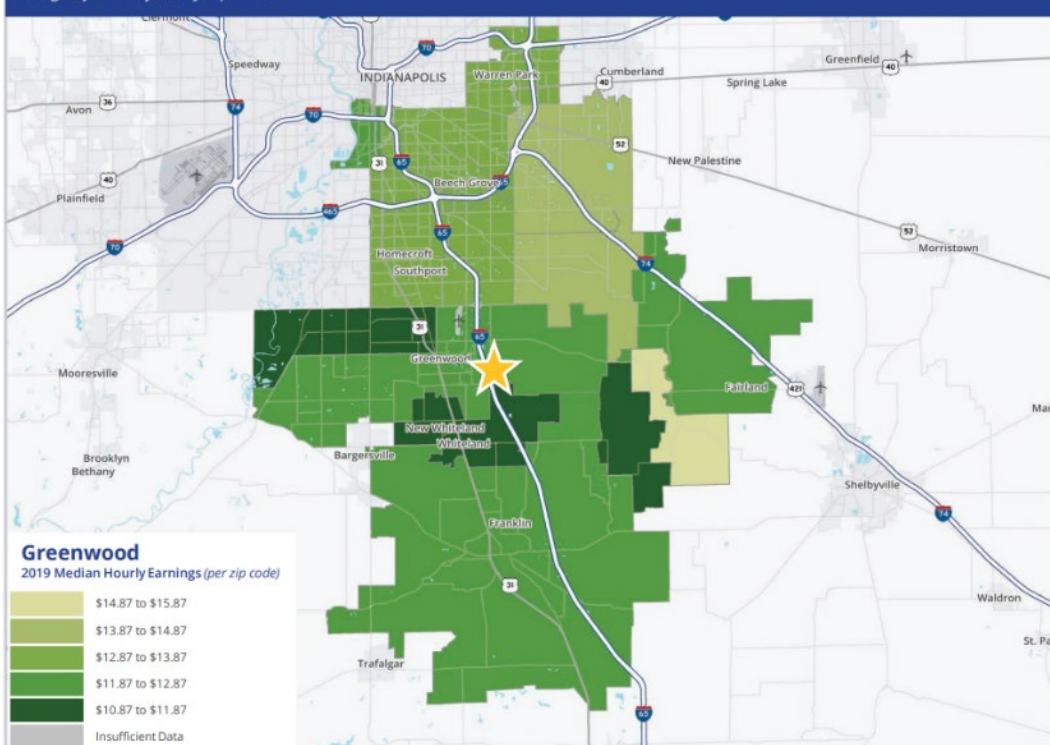


CONSTRUCTION BY:



GREENWOOD 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



89,871

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

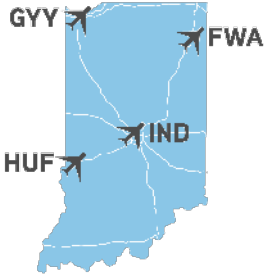
\$16.56

Median Wage – Forklift Driver

\$13.08

Median Wage – Stock + Order Filler

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

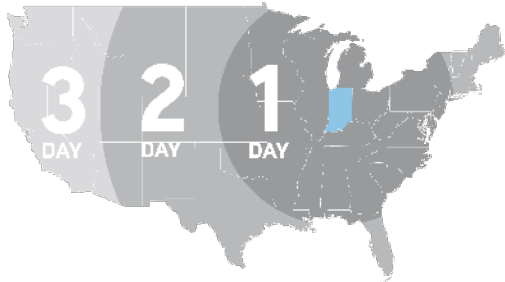


CLASS I RAILROADS PASS THRU INDIANA

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

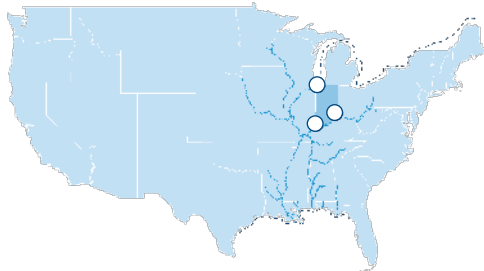
INTERMODALS

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