

# GREENWOOD INDUSTRY PARK

GREENWOOD, INDIANA

NEW CONSTRUCTION  
AVAILABLE OCTOBER 2017



- Available October 2017
- 232,500 square feet (divisible)
- 32' clear height
- Easily accessible by two exits
- Extra trailer and auto parking
- Outstanding labor pool
- Flexible tenant finish upgrades available (levelers, lighting, etc.)
- **10-Year Tax Abatement**

[GreenwoodIndustryPark.com](http://GreenwoodIndustryPark.com)

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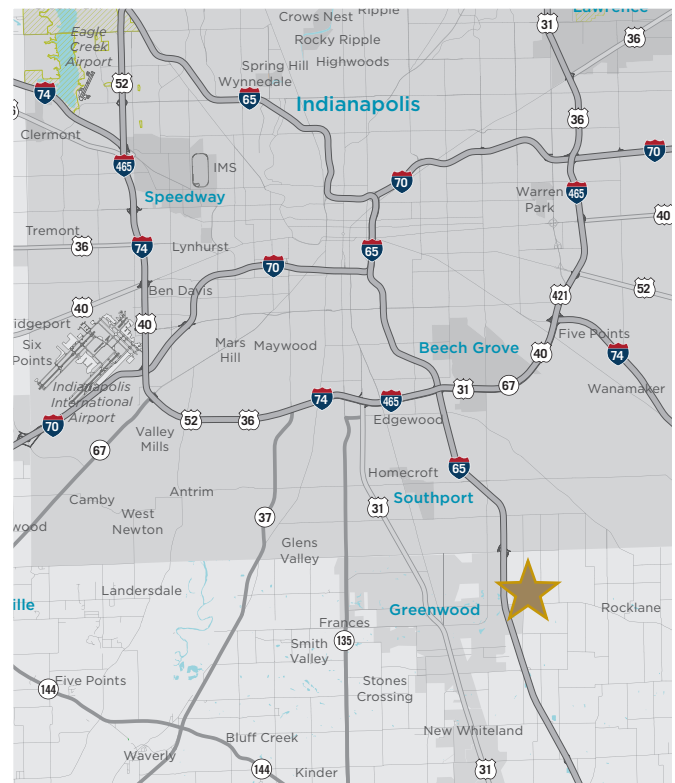
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PROPERTIES



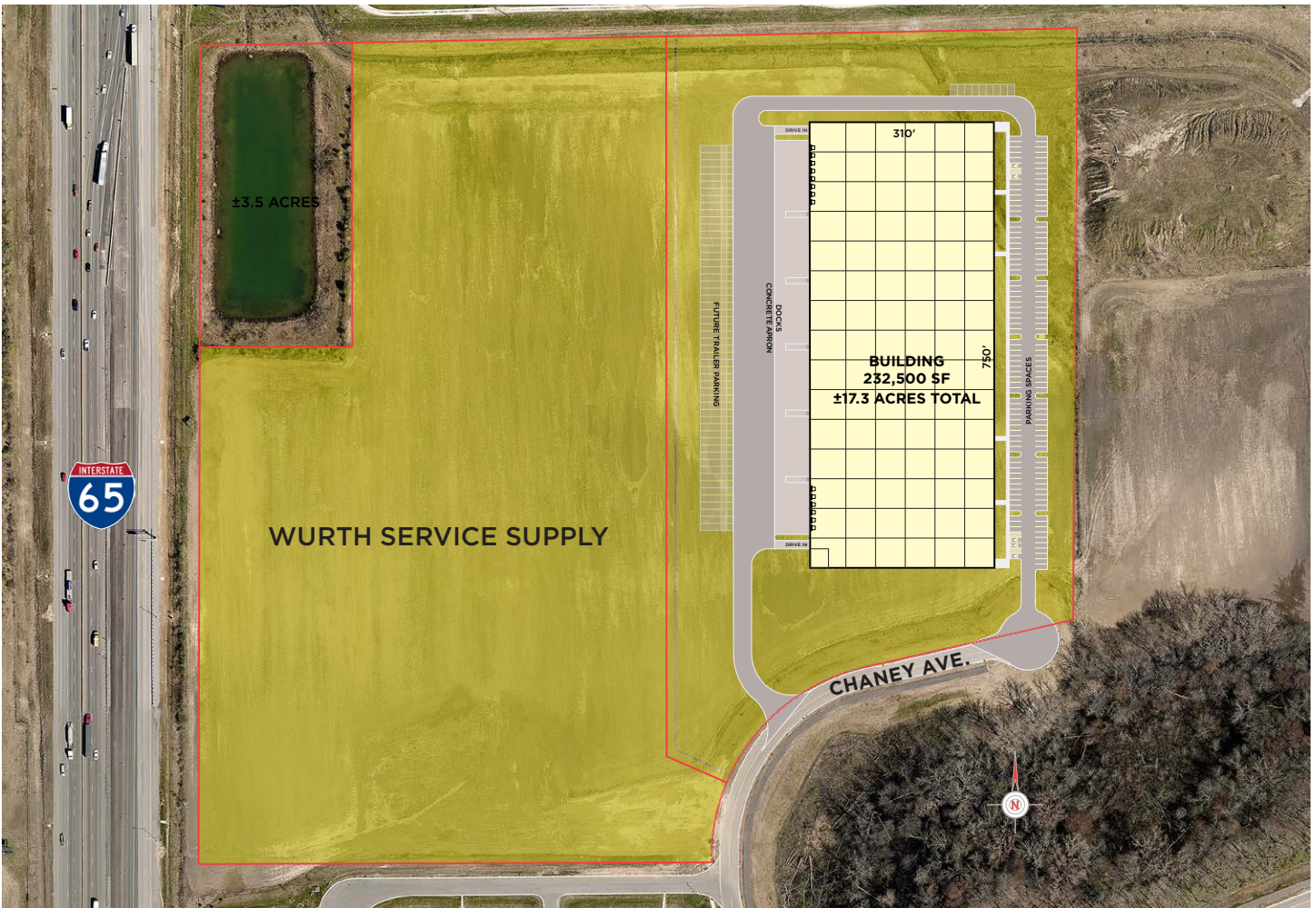
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|                 |                                 |                |  |
|-----------------|---------------------------------|----------------|--|
| Available       | 232,500 SF (divisible)          | Electrical     | Up to 3,000 Amp, 480/277, 3-phase                                  |
| Office          | Build-to-suit                   | Loading        | 16 loading docks (expandable)<br>2 drive-in doors<br>30 knock-outs |
| Site Size       | 17.3 acres                      | Parking        | 154 auto spaces<br>54 trailer spaces (future)                      |
| Clear Height    | 32'                             | HVAC           | Warehouse: rooftop make up<br>air units; 1.5 air changes/hour      |
| Construction    | Tilt wall panels                | Floors         | Concrete, 7" non-reinforced floors                                 |
| Roof            | TPO 45 mil                      | Interior Walls | White finish   |
| Fire Protection | ESFR                            |                |  |
| Column Spacing  | 50' x 50' x 60' in staging bays |                |  |
| Lighting        | T5 lighting                     |                |  |









# GREENWOOD INDUSTRY PARK

## GREENWOOD, INDIANA

### THE CENTRAL INDIANA ADVANTAGE

- Known as the Crossroads of America, more interstate highways, including I-65, I-69, I-70 and I-74, converge in Indianapolis than any other city in the United States.
- Indianapolis is the most centrally located city in the United States; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region.
- The Hoosier State ranks in the top 10 in 46 logistics categories. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation—truck, rail, air and water. Indianapolis is home to the second-largest FedEx hub in the world.
- A new intermodal facility opened in 2013 in downtown Indianapolis allowing cargo to travel from Asia to Indiana nonstop. This facility is expected to reduce supply chains by as much as one full week—having a rail route that bypasses Chicago means a container of goods could make it from Asia to Indy in as little as 20 days.
- Indiana is the Best State for Business in the Midwest and #6 in the nation. (*Chief Executive* magazine, 2015)
- Indiana is #8 on the list of Best States for Business. (*Forbes*, 2015)
- Indianapolis is #9 on the list of America's Most Affordable Cities. (*Forbes*, 2015)
- Indiana is #1 in the Midwest and #7 in the nation in the Top States for Doing Business Survey. (*Area Development* magazine, 2014)
- Indiana offers the Best Business Tax Climate in the Midwest and is #8 in the nation. (Tax Foundation, 2014)
- Indiana has the overall Best Business Climate in the Midwest. (*Site Selection* magazine, 2014)
- Indianapolis is one of the Top 10 Great Cities for Starting a Business. (*Kiplinger*, 2014)
- Indiana is one of only 15 states earning a AAA credit rating from all three agencies. (S&P, Fitch and Moody's)



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