

Mt. Comfort Logistics Center Building V

753,052 SF AVAILABLE NOW

EXPANDABLE UP TO 2,100,000 SF

2709 N 400 W, Greenfield, IN 46140

Located in 400-acre, Class A industrial park with I-70 visibility



AMBROSE



MASTER PARK SITE PLAN BASE BUILDINGS V - IX

+/- 234 ACRES



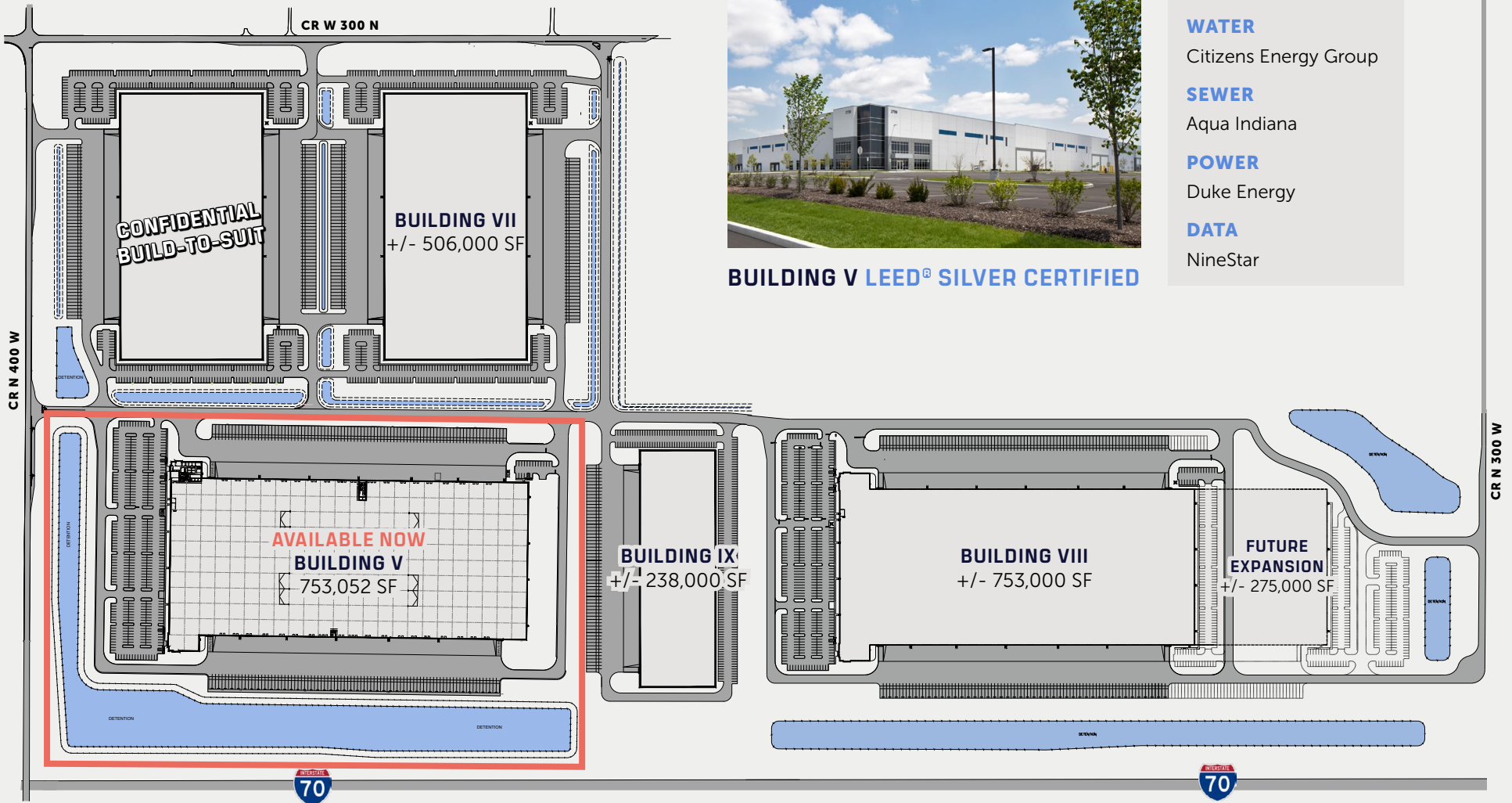
BUILDING V: 54.63 acres

BUILDING VI: +/- 29 acres

BUILDING VII: +/- 25 acres

BUILDING VIII: +/- 79 acres

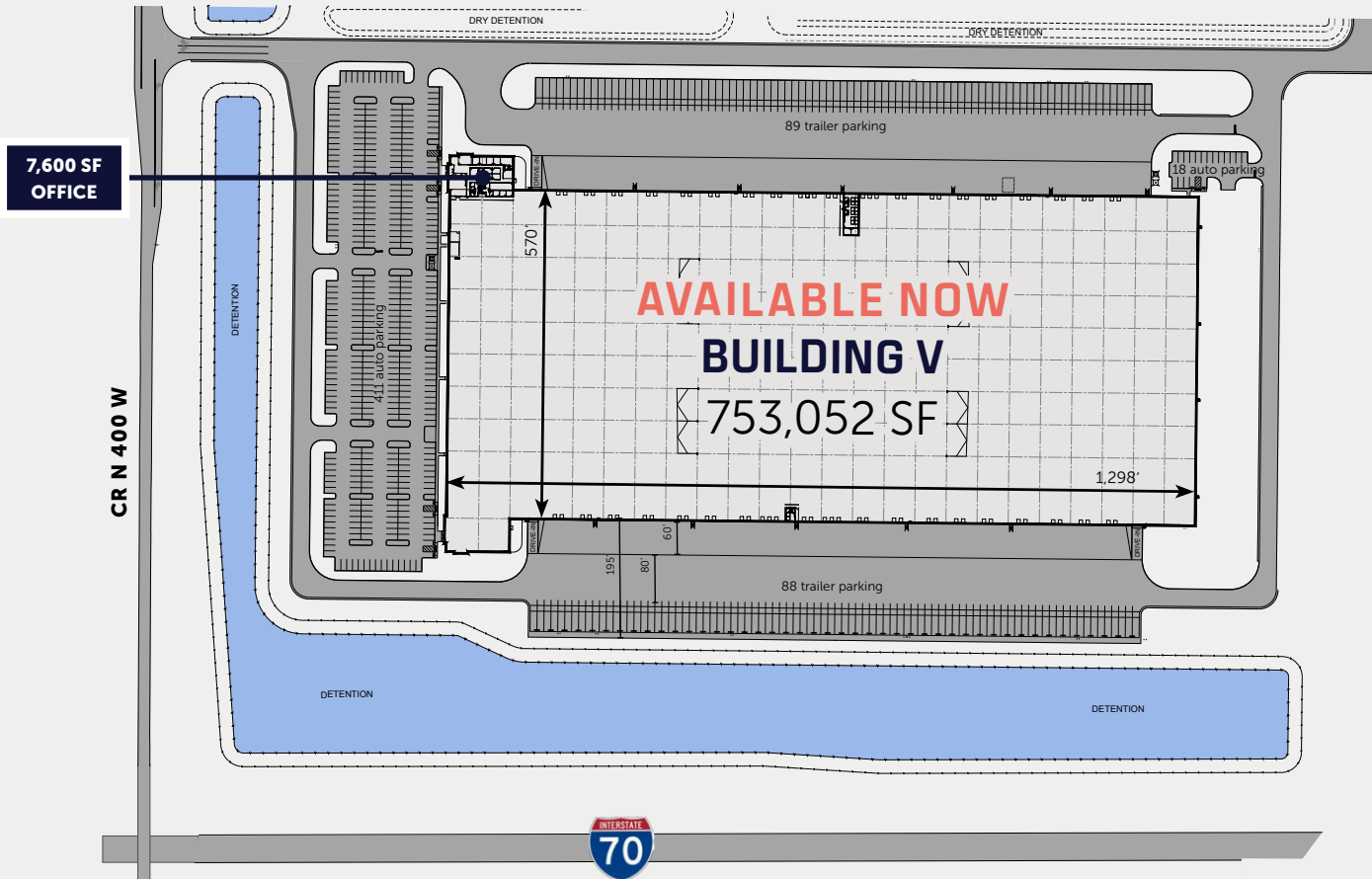
BUILDING IX: +/- 20 acres





BUILDING V SITE PLAN 54.63 ACRES

2709 N 400 W, GREENFIELD, IN 46140



350,000 SF min. divisibility



7,600 SF office space



40' clear height



429 auto parking



177 trailer parking



3 drive-in doors



76 docks



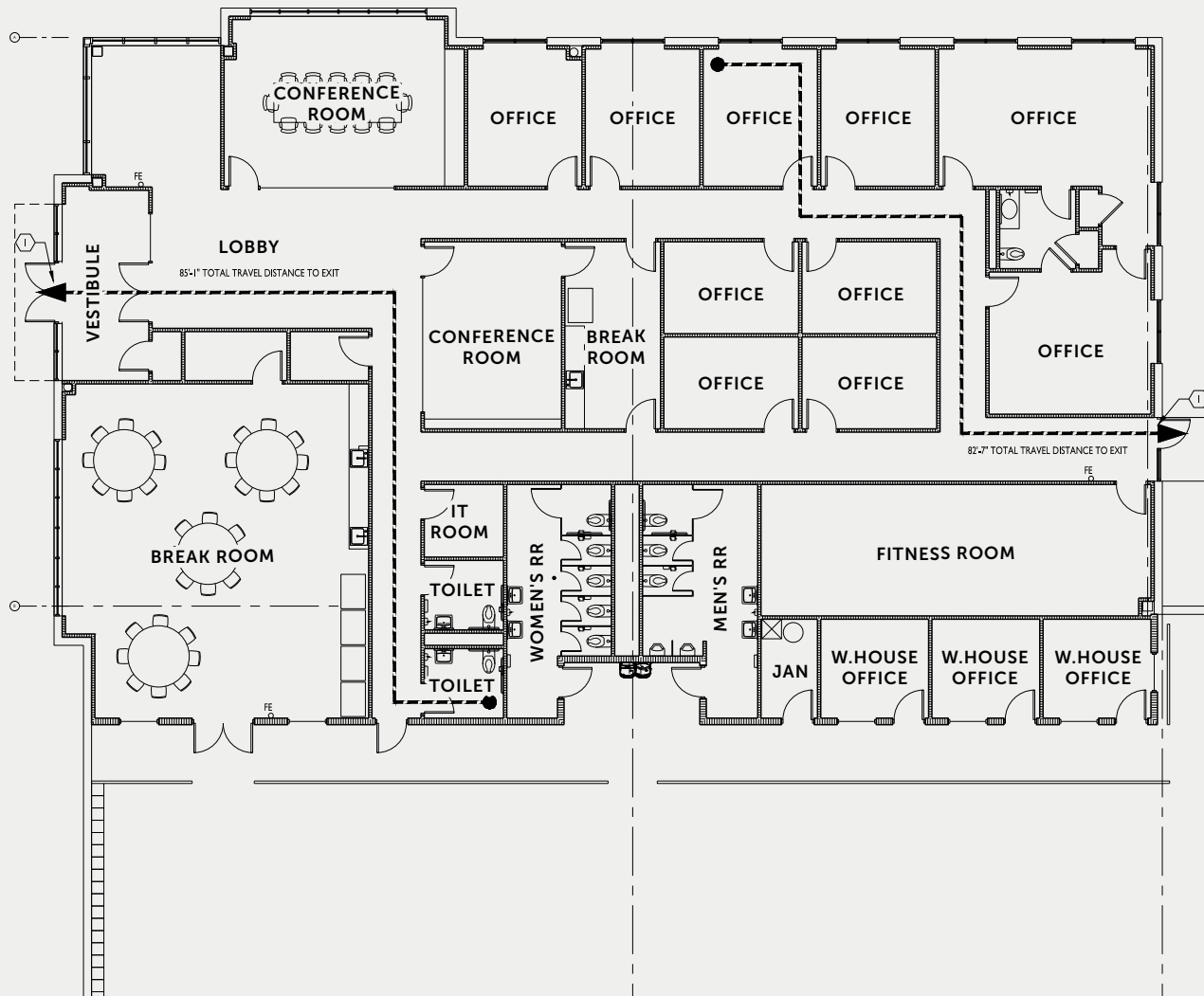
8" thick unreinforced slab



Two 1,600-amp services

AVAILABLE NOW
for immediate fixturing

LEED® SILVER CERTIFIED



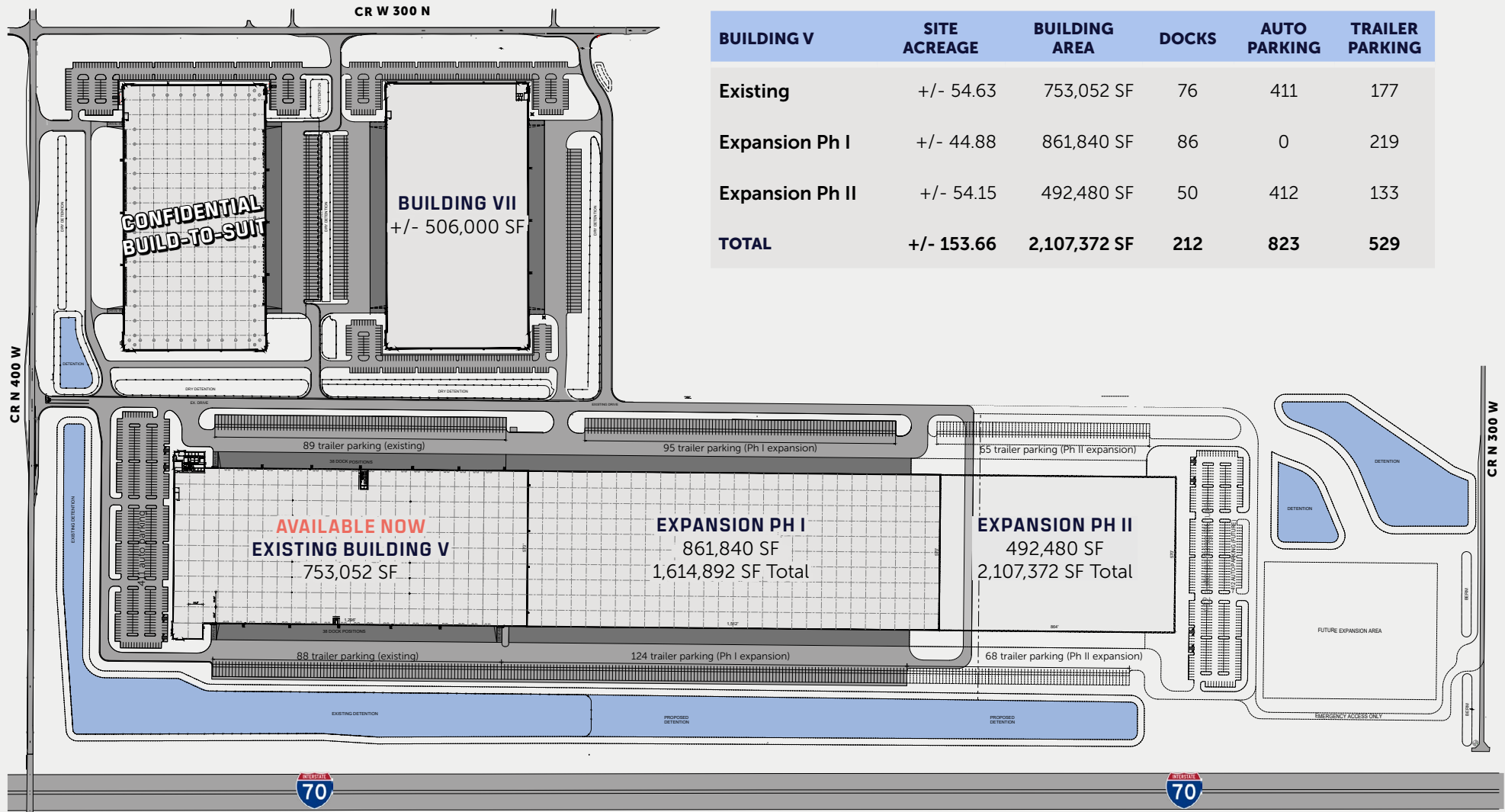
7,600 SF

main building office area in
northwest corner



BUILDING V EXISTING BUILDING DESCRIPTION

Location:	Greenfield, IN	Dock Equipment:	76 positions incl. dock seals, bumpers and 7' x 8', 40,000 lb. mech. dock levelers. 20 dock positions are equipped with truck restraints.
Site Acreage:	+/- 54.63 AC	Roofing:	Mechanically attached .45 mil TPO with R-20 insulation
Square Footage:	+/- 753,052 GSF	Fire Protection:	ESFR for protection of Class I-IV Commodities, K25 Heads
LEED:	LEED Silver Certified	Plumbing:	Three (3) each sanitary lateral connection points along the North side capable of reaching all corners of the building. Inverts are ~10.5' below finished floor. A 3" CPVC water main service extending from the pump room down center of the building.
Building Dimensions:	570' x 1,298'	HVAC:	Heat Only (10 each) indirect gas-fired air/energy rotation (rack) units, Pump Room unit heater and exhaust / transfer grille, Two (2) make-up air units, 5lb gas service. (6) HVLS fans are installed in the warehouse.
Bay Sizes:	56' 3" x 54' (typical), 54' x 60' (dock bay), west end bay 56'-0" wide	Electrical Service:	Two (2) 1,600 amp services (Expandable) with one service at the West side of the building (near pump room) and one near the East side
Clear Height:	40' Clear AFF (occurring 6" inside of dock bay, 49' max deck height)	Lighting:	Linear LED High Bay, 30fc at all open areas. Exterior 0.5fc (avg) at truck courts and 1fc (average) at auto parking fields
Auto Parking:	429 spaces	Main Office:	Approximately 7,600 SF main office space including conference space, private offices, executive office suite, breakroom space, restrooms, open office area and a fitness center.
Trailer Storage:	89 stalls in north lot, 88 stalls in south lot (177 total trailer parking spaces)	Warehouse Office:	Separate shipping and receiving office spaces (approx. 2,100 SF) with restrooms in the center of each dock wall.
Truck Court:	+/- 140' total depth; 60' heavy duty concrete apron, 80' heavy duty asphalt	Food Grade Improvements:	All warehouse floor joints are caulked. A white 18" pest stripe is included at the warehouse perimeter. Brush seals are installed at all dock equipment and perimeter doors.
Exterior Walls:	Load Bearing Insulated Precast Concrete Wall Panels (12' wide, R12, 10" thick)		
Structural Steel:	Primed grey open-web Joists / girders, 1.5B 22-gauge galvanized (white bottom) decking, tube steel columns		
Dock Doors:	(76), 9' x 10' manual overhead doors with standard duty (10k cycle) springs		
Drive-In Doors:	Three (3), 14' x 16' drive-in doors w/electric motor operators, 14' wide heavy duty concrete ramp		



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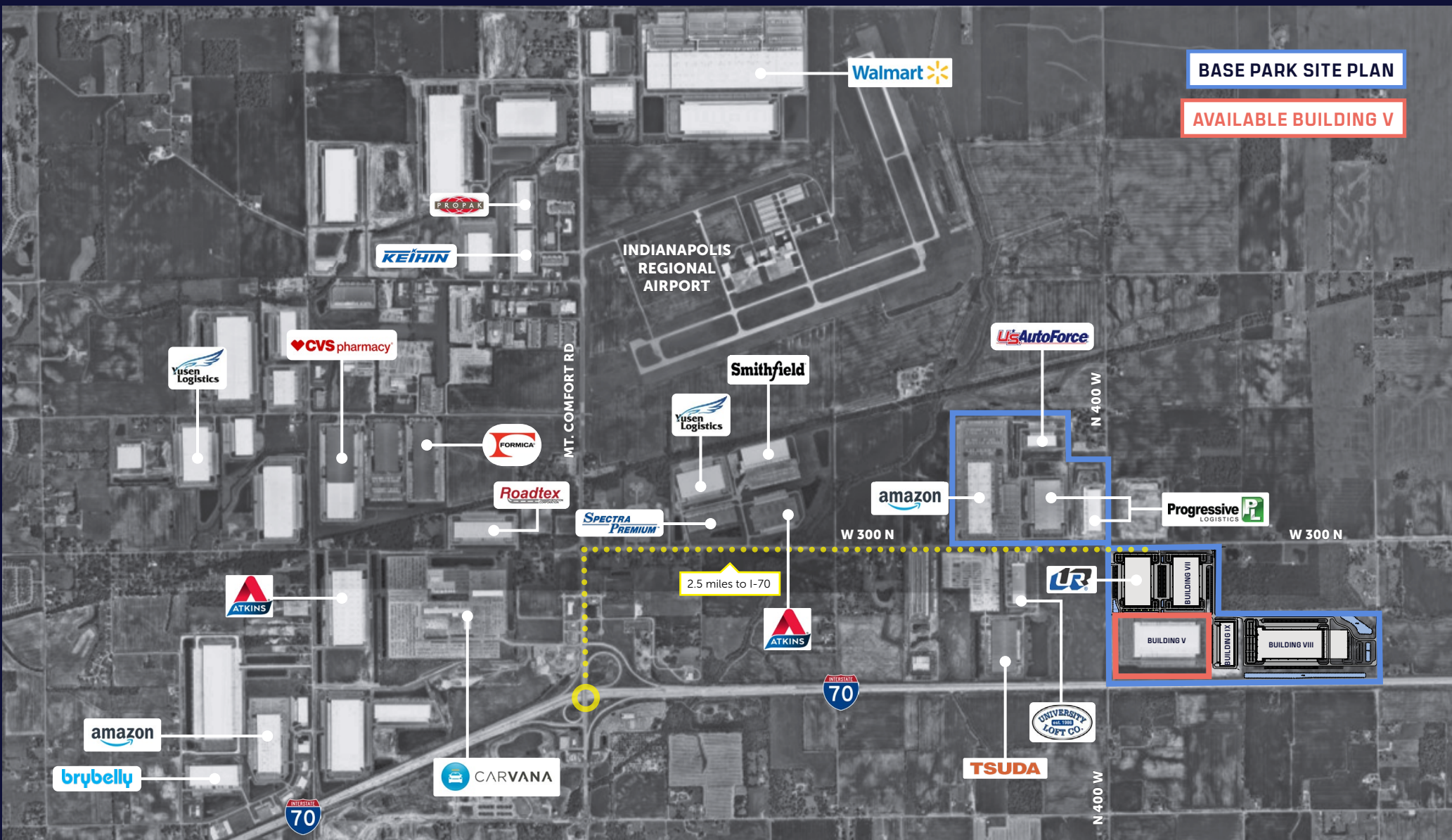
ACCESS & LABOR

Located in the rapidly growing east submarket of Indianapolis, **Mt Comfort Logistics Center** offers **quick, easy access to I-70**, a **large surrounding labor pool** and a **ten-year tax abatement**.

- Located in Greenfield, Indiana, Hancock County
- **4 interstates through Indianapolis** — I-65, I-70, I-69 and I-74 — all easily accessed via I-465
- Less than three miles to Mt. Comfort Road exit off I-70
- **High visibility and frontage** along I-70
- 10-minute drive time to I-465 via I-70
- **30-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- Strong labor market above national density for truck drivers, laborers and machinists
- **#4 Cost of Doing Business** by CNBC's America's Top States for Business, 2019
- **#8 Overall Top State Business Climate** by Site Selection Magazine, 2018

Reach **50% of U.S.** population
in **one-day** drive





Mt. Comfort Logistics Center

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