

Mt. Comfort Logistics Center

400-ACRE PARK LOCATED IN GREENFIELD, IN

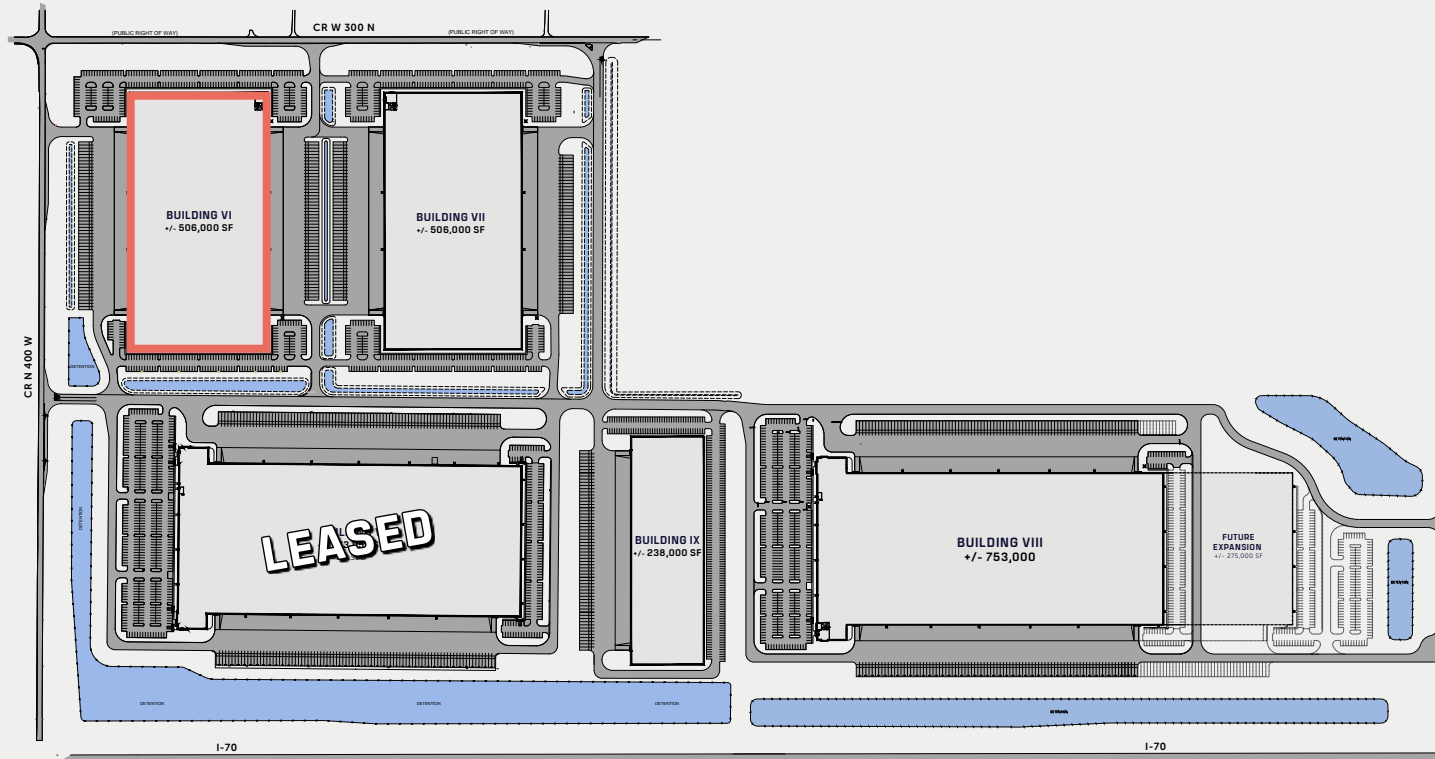
250,000 - 1,400,000 SF spaces available

BUILDING VI: +/- 29 acres

BUILDING VII: +/- 25 acres

BUILDING VIII: +/- 79 acres

BUILDING IX: +/- 20 acres



Building VI

506,000 SF

40' clear height

Q3 2023

Site Mobilization

Q4 2024

Available for Fixturing

Q1 2025

Building Completion

WATER

Citizens Energy Group

SEWER

Aqua Indiana

POWER

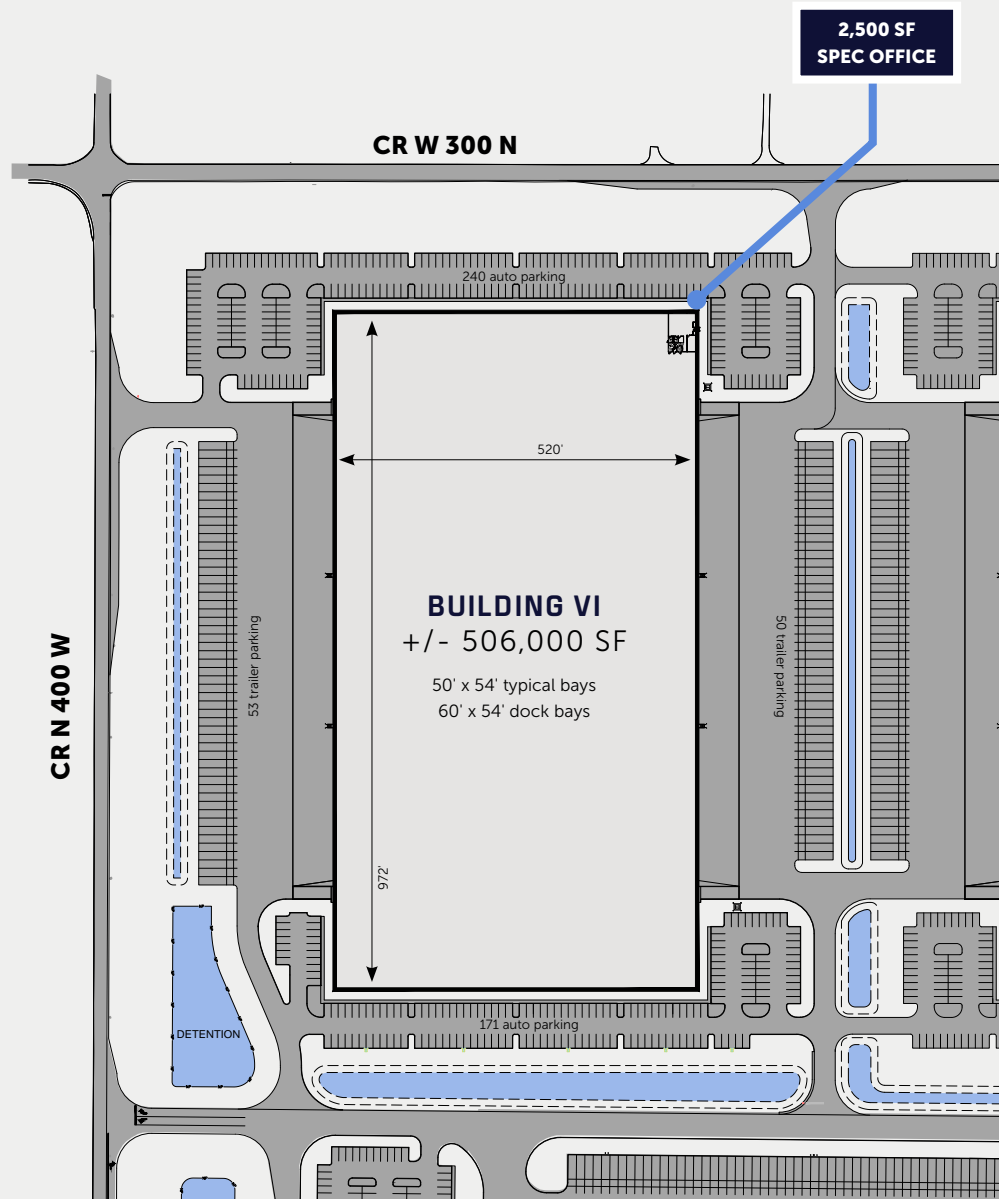
Duke Energy

DATA

NineStar

SEEKING

LEED® CERTIFICATION



506,000 SF

- 411 auto parking
- 103 trailer parking
- 40' clear height
- 2,500 SF office space
- 56 docks
- 4 drive-in doors
- 8" thick unreinforced slab
- Two 2,000-amp services

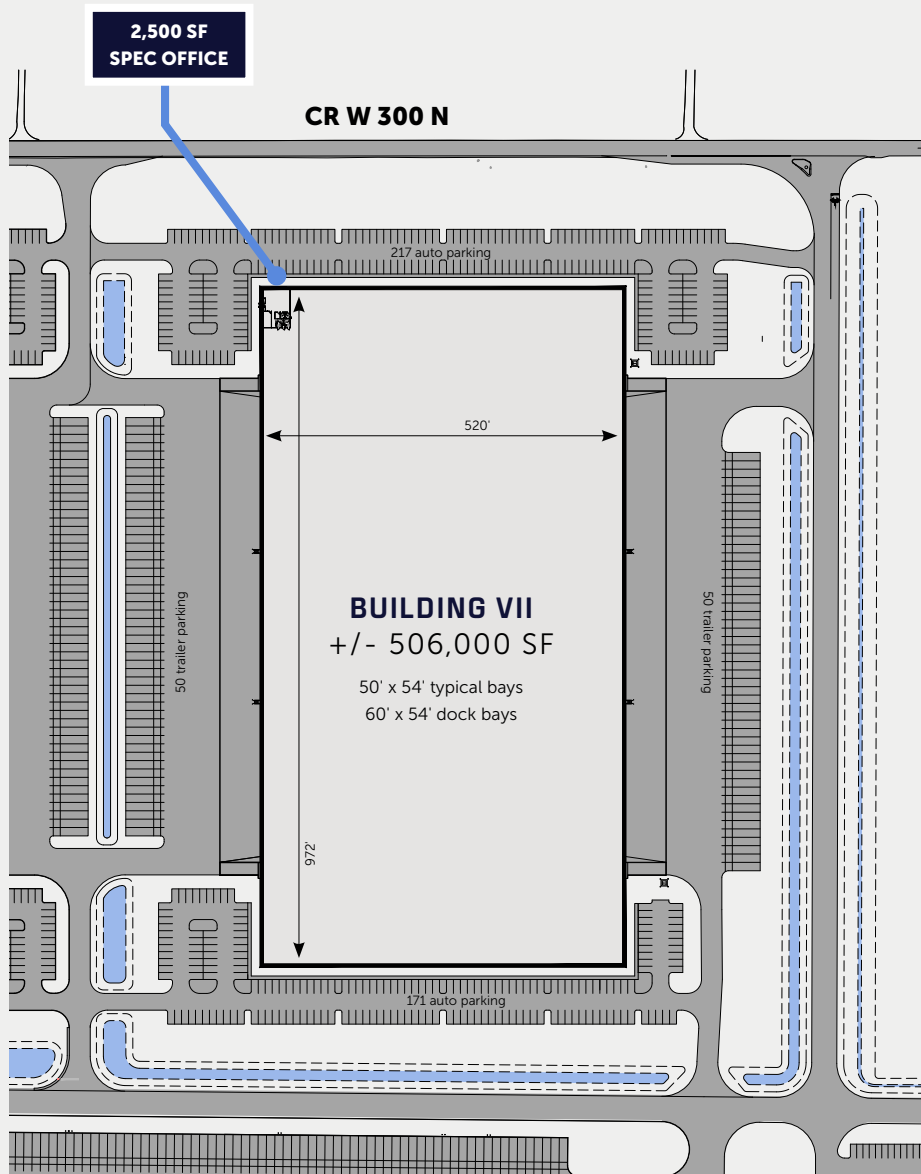
Q3 2023
Site Mobilization

Q4 2024
Available for Fixturing

Q1 2025
Building Completion

SEEKING LEED® CERTIFICATION

ZONING: INDUSTRIAL BUSINESS PARK (IBP) TAX
ABATEMENT: 10-YEAR, TIERED



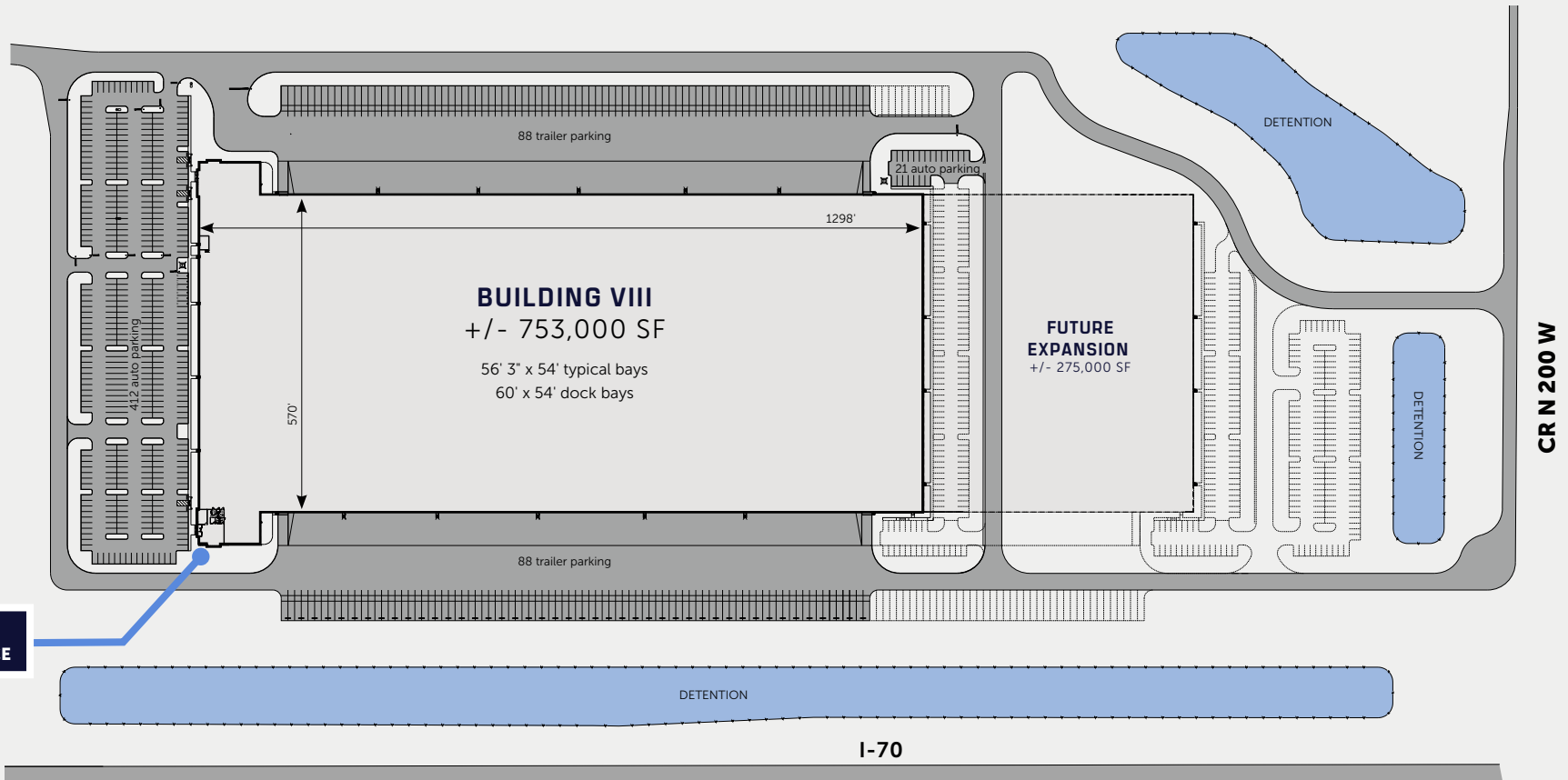
506,000 SF

- 388 auto parking
- 100 trailer parking
- 40' clear height
- 2,500 SF office space
- 56 docks
- 4 drive-in doors
- 8" thick unreinforced slab
- Two 2,000-amp services

AVAILABLE FOR BUILD-TO-SUIT

SEEKING LEED® CERTIFICATION

**ZONING: INDUSTRIAL BUSINESS PARK (IBP)
TAX ABATEMENT: 10-YEAR, TIERED**



753,000 SF

375,000 SF min. divisibility

2,500 SF office space

40' clear height

4 drive-in doors

430 auto parking; +134 expansion

178 trailer parking +52 expansion

76 docks; +26 expansion

8" thick unreinforced slab

Two 2,000-amp services

AVAILABLE FOR BUILD-TO-SUIT

SEEKING LEED® CERTIFICATION

**ZONING: INDUSTRIAL BUSINESS PARK (IBP)
TAX ABATEMENT: 10-YEAR, TIERED**

A

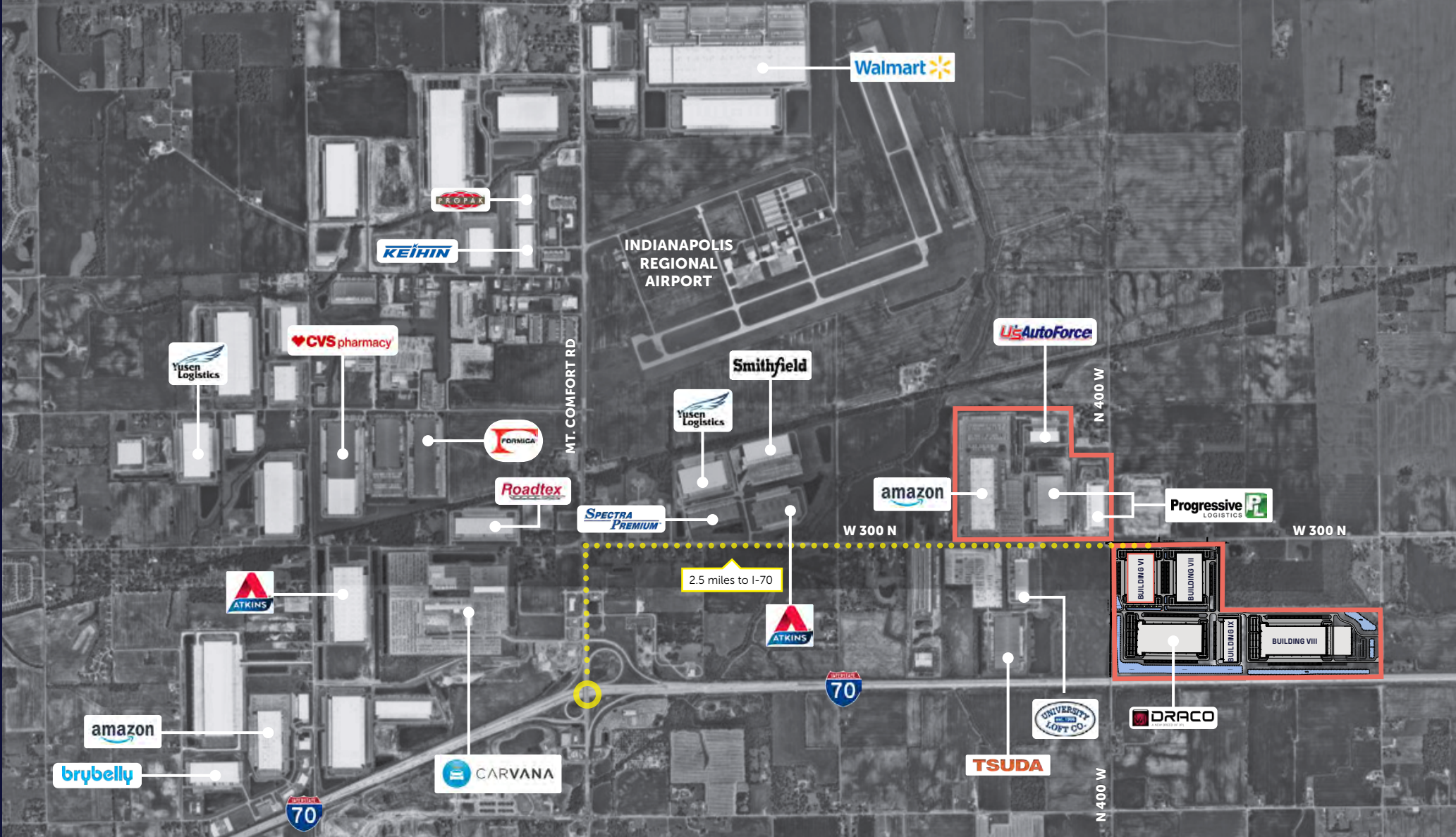
ACCESS & LABOR

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

AMBROSEMCLC.COM

AMBROSEPG.COM/PROPERTIES

JIMMY COHOAT

SVP, Industrial Advisory Services, Colliers
jimmy.cohoat@colliers.com | 317.432.1498

STEPHEN LINDLEY

VP, Development, Ambrose
slindley@ambrosepg.com | 317.414.2112

ANDREA HOPPER

SVP, Industrial Advisory Services, Colliers
andrea.hopper@colliers.com | 317.345.5750

AMBROSE

