

Mt. Comfort Logistics Center

400-ACRE PARK LOCATED IN GREENFIELD, IN

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





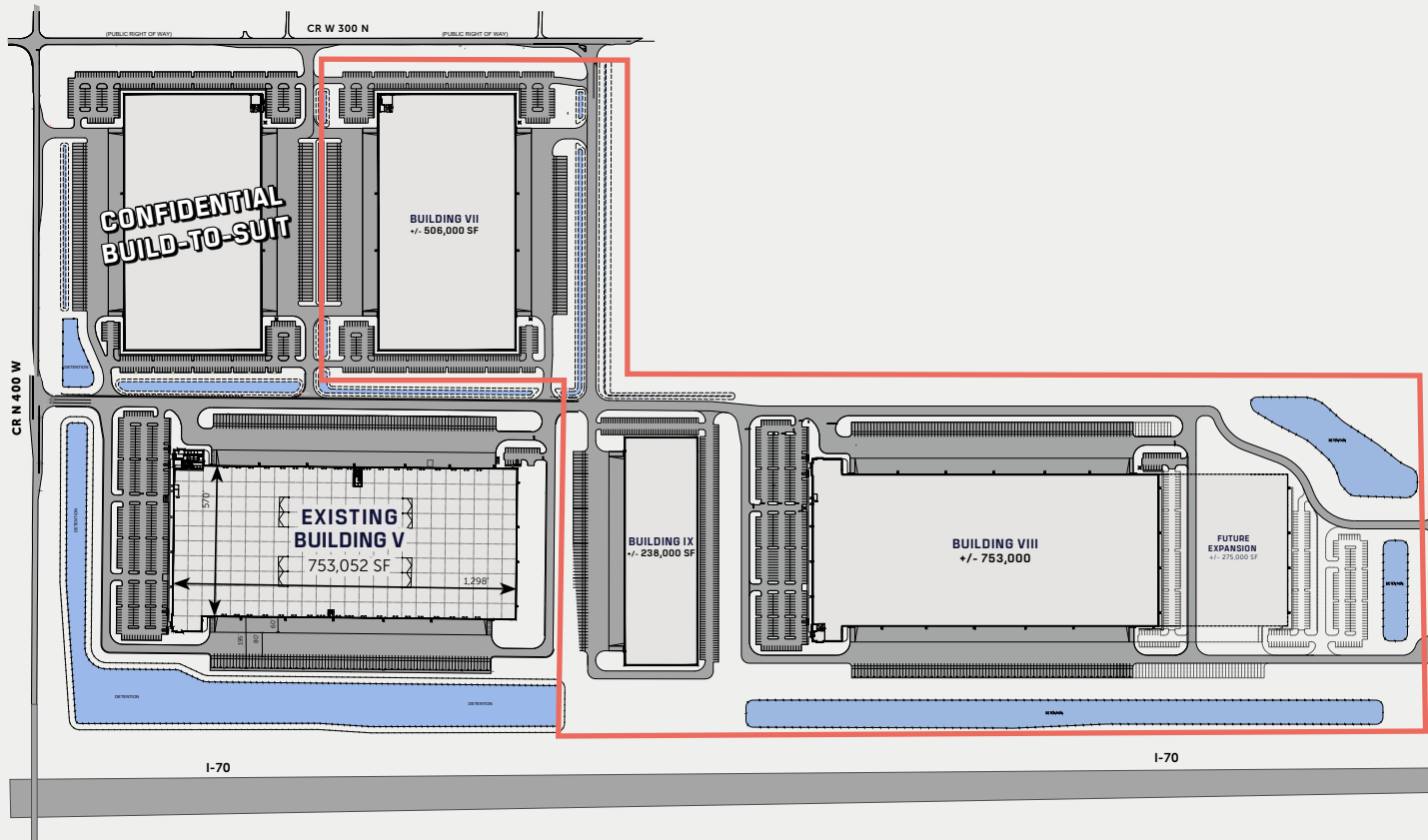
MASTER PARK SITE PLAN - BUILDINGS V - IX

+/- 234 ACRES



BUILDING V: +/- 55 acres **BUILDING VI:** +/- 29 acres **BUILDING VII:** +/- 25 acres **BUILDING VIII:** +/- 79 acres

BUILDING IX: +/- 20 acres



Building VII

506,000 SF

Building VIII

753,000 SF

Building IX

238,000 SF

**SITES AVAILABLE
FOR BUILD-TO-SUIT**

WATER

Citizens Energy Group

SEWER

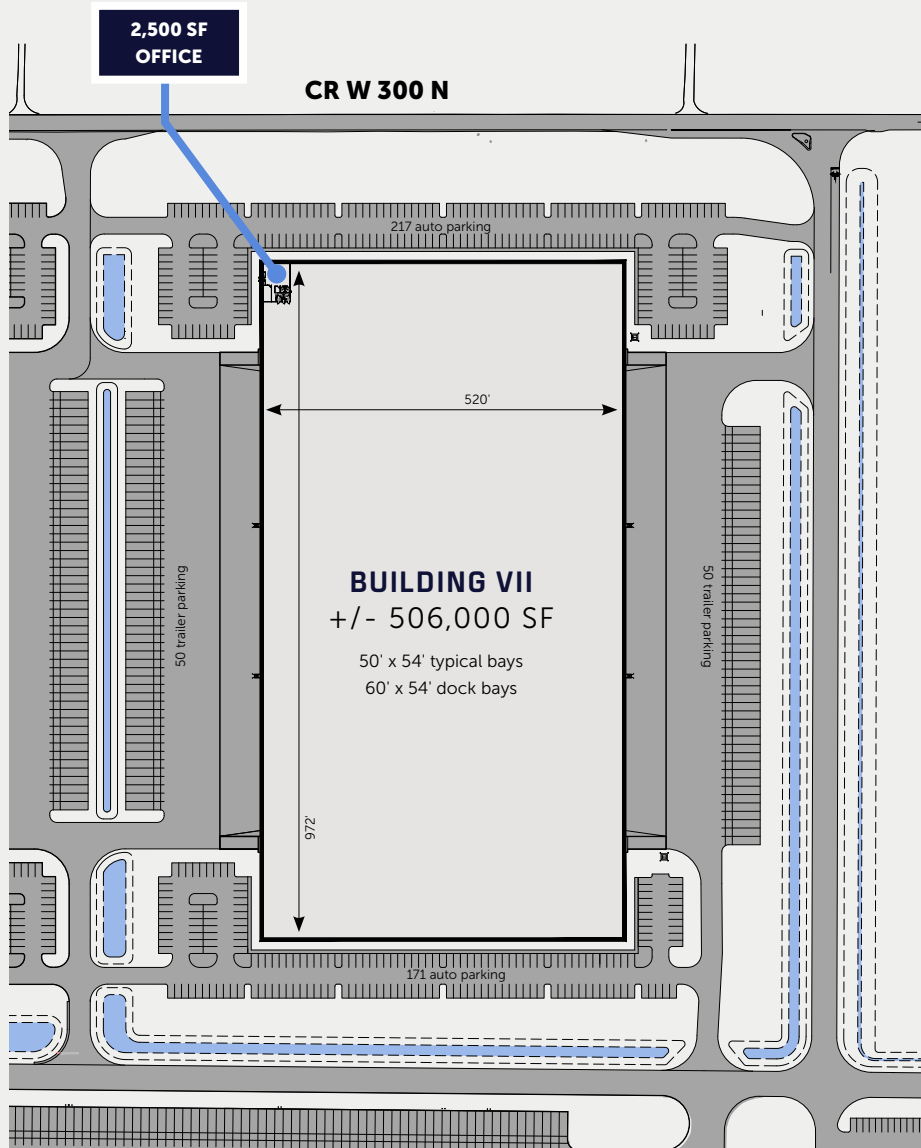
Aqua Indiana

POWER








Duke Energy

DATA

NineStar



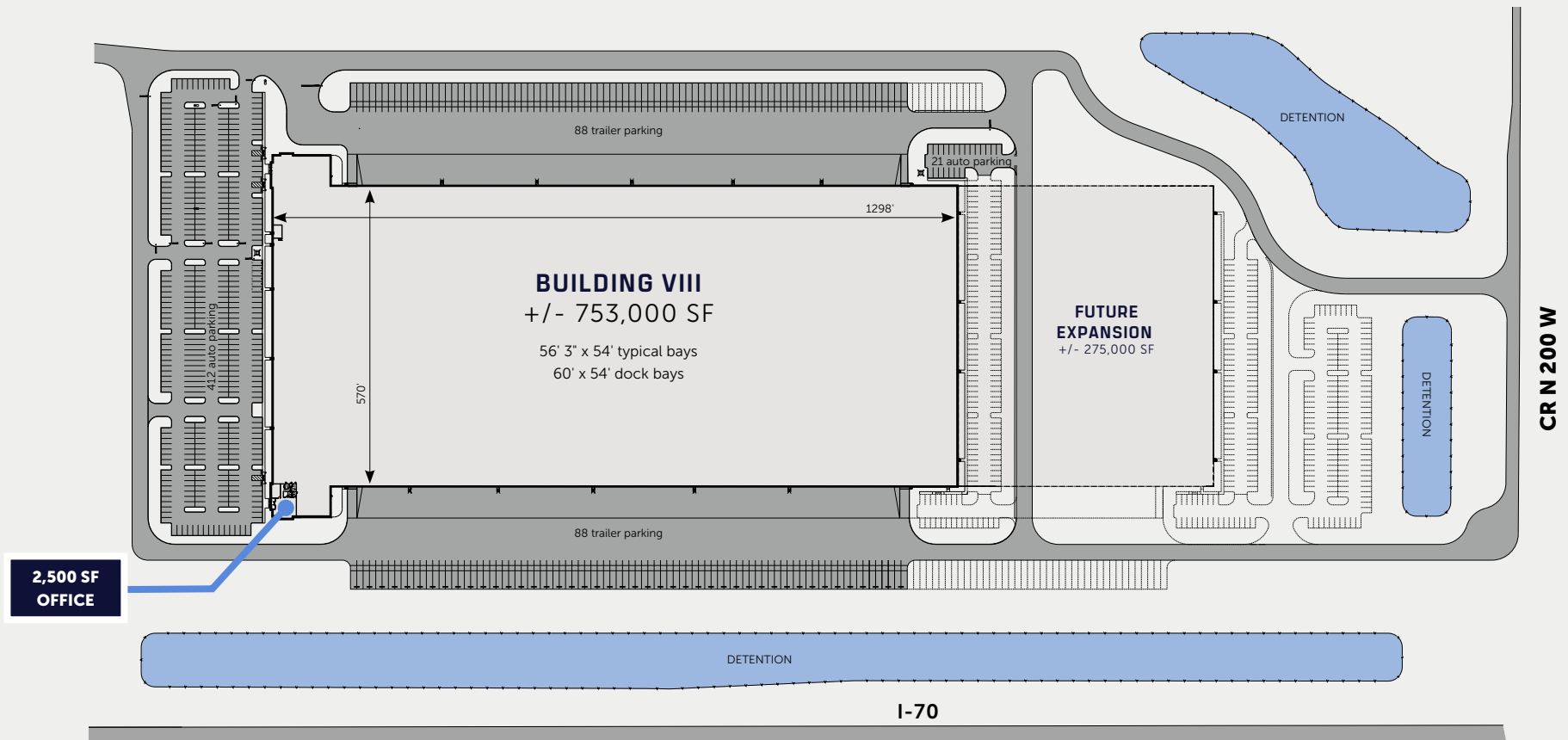
+/- 506,000 SF

-  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 1,600-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



433 auto parking;
+134 expansion



176 trailer parking
+52 expansion



76 docks;
+26 expansion



8" thick unreinforced slab

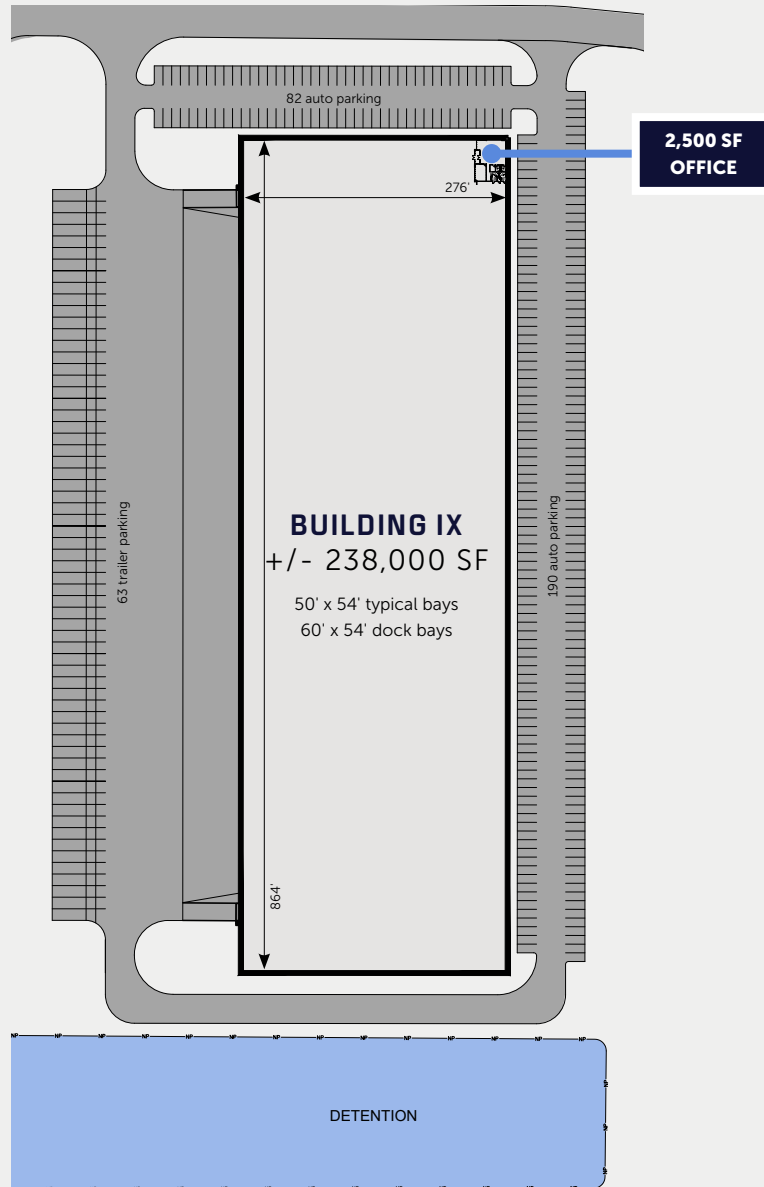


Two 2,000-amp services






**AVAILABLE
FOR BUILD-TO-SUIT**

SEEKING LEED® CERTIFICATION

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



+/- 238,000 SF

-  272 auto parking
-  63 trailer parking
-  32' clear height
-  2,500 SF office space
-  24 docks
-  2 drive-in doors
-  7" thick unreinforced slab
-  Two 2,000-amp services

**AVAILABLE
FOR BUILD-TO-SUIT**

SEEKING LEED® CERTIFICATION

ZONING: INDUSTRIAL BUSINESS PARK (IBP)

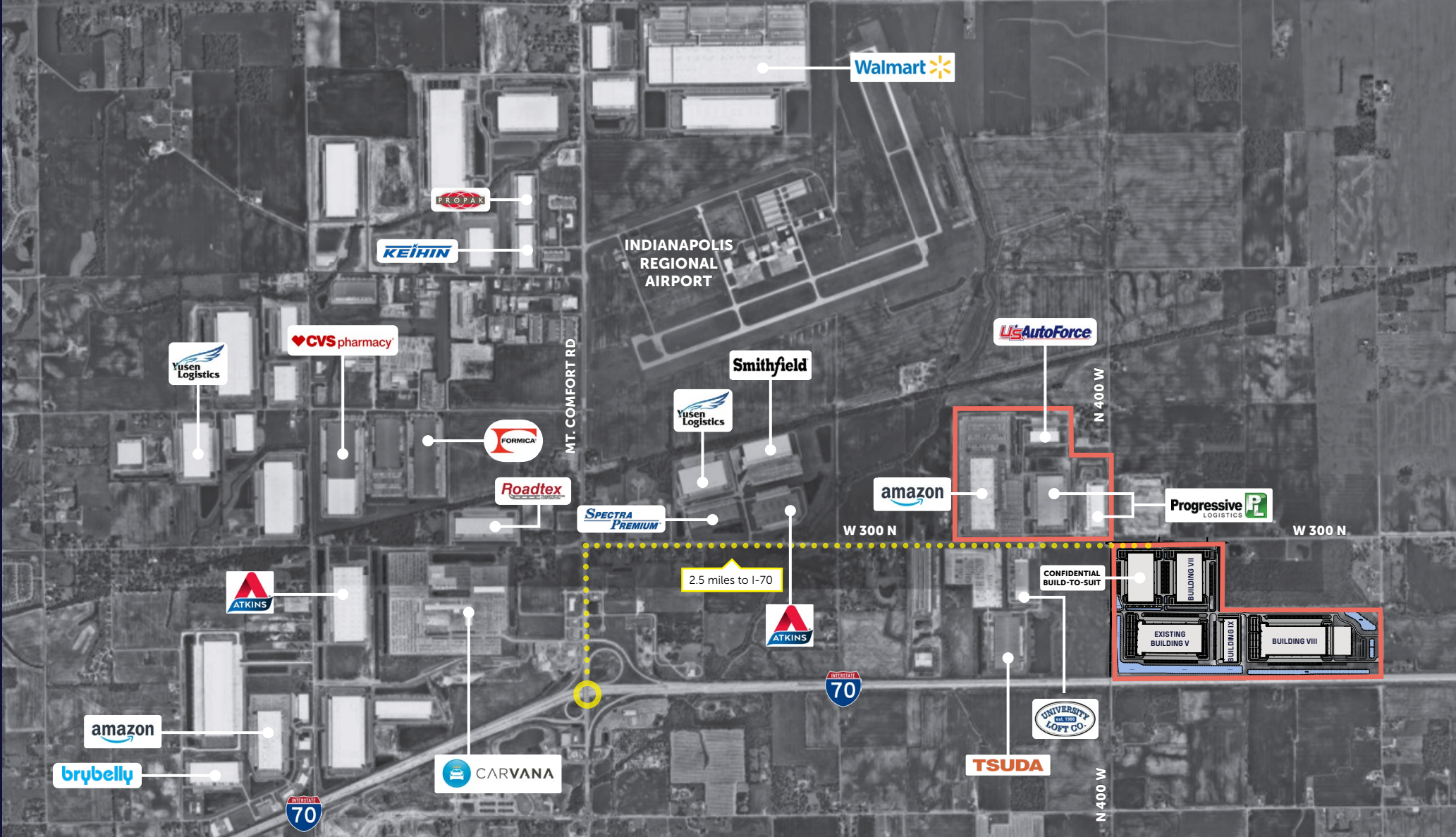
TAX ABATEMENT: 10-YEAR, TIERED

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

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