

# Mt. Comfort Logistics Center

**400-ACRE PARK LOCATED IN GREENFIELD, IN**

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





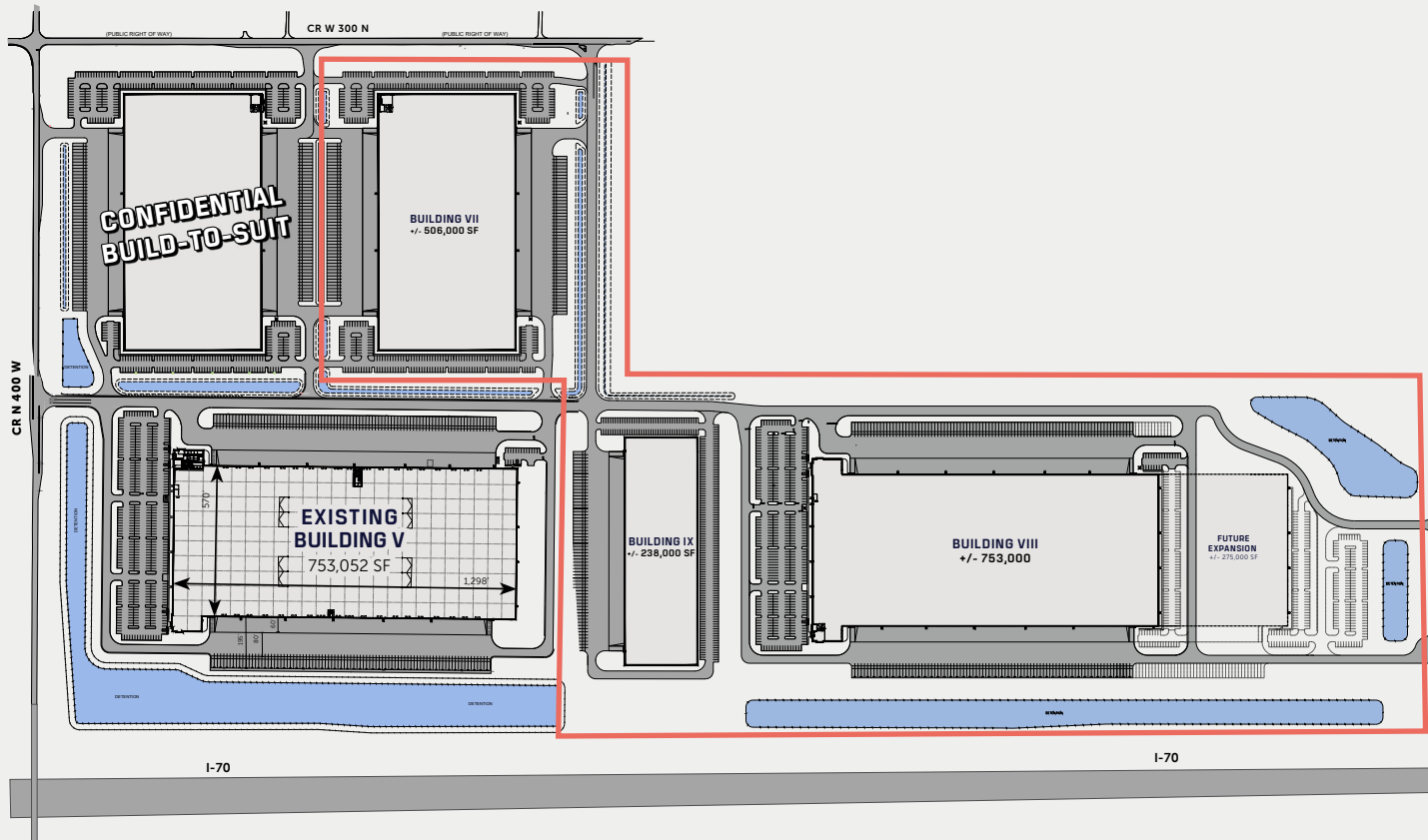
## MASTER PARK SITE PLAN - BUILDINGS V - IX

+/- 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

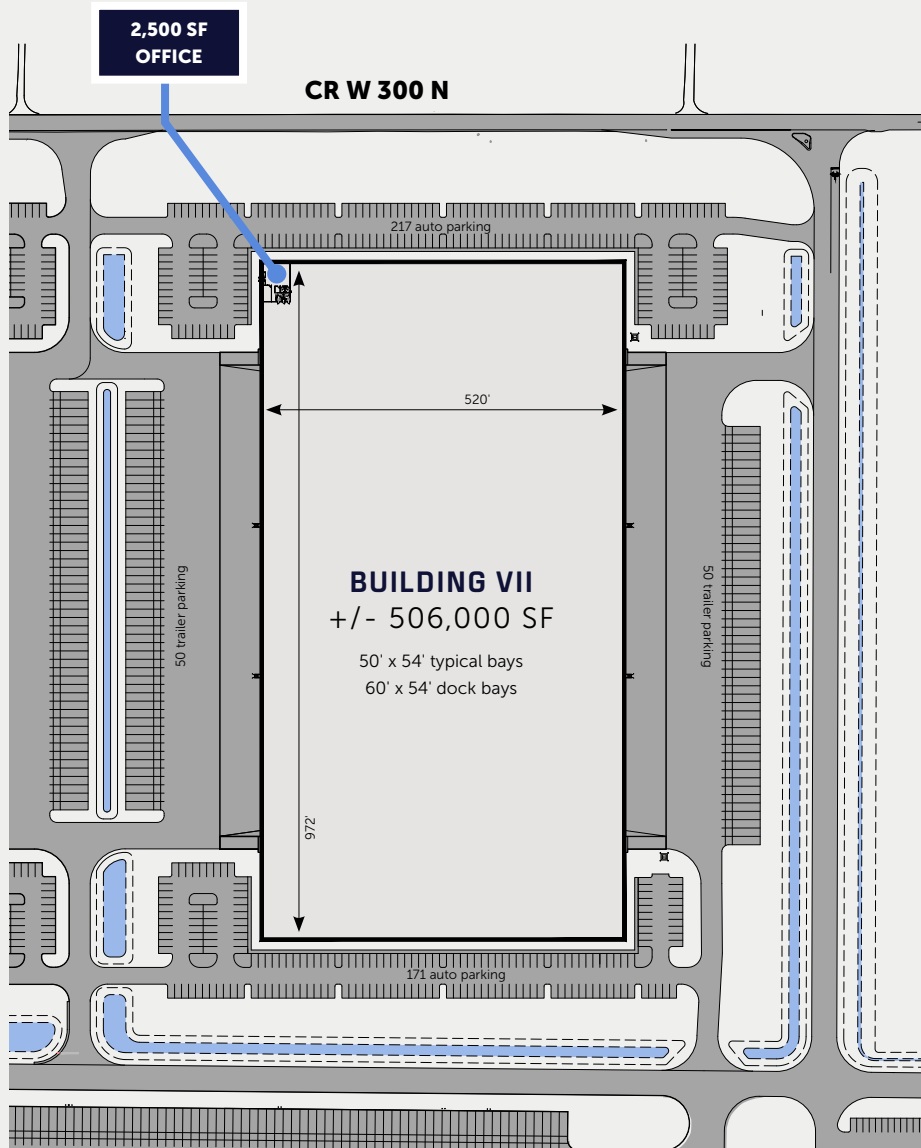
Aqua Indiana

#### POWER









Duke Energy

#### DATA

NineStar



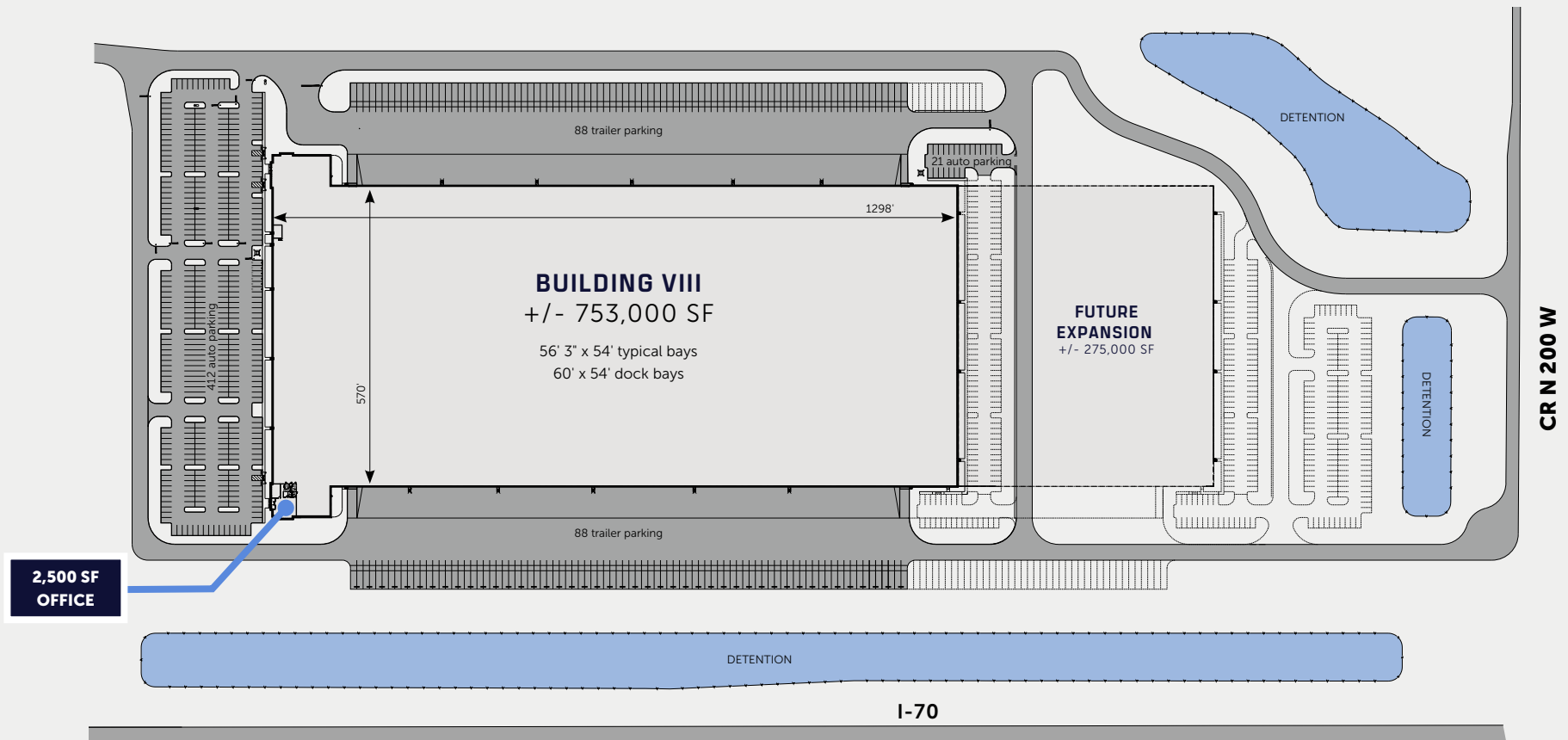
## +/- 506,000 SF

-  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

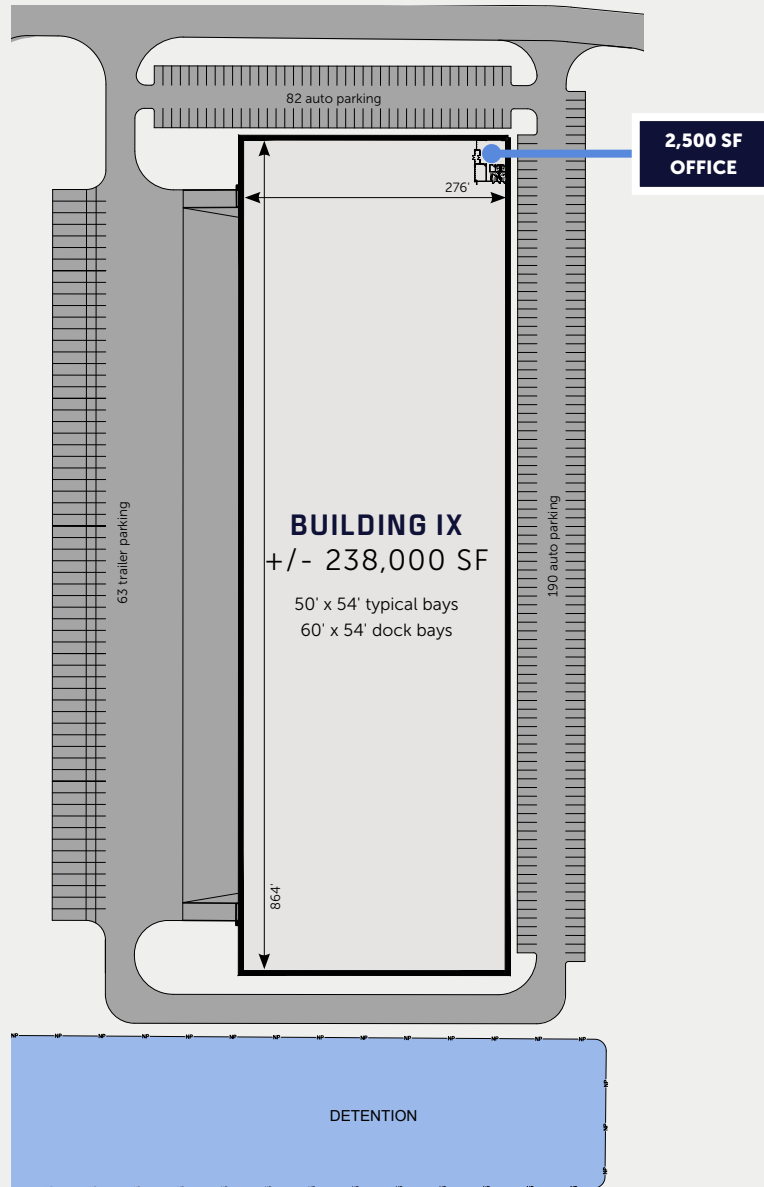


Two 2,000-amp services




**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**

## A

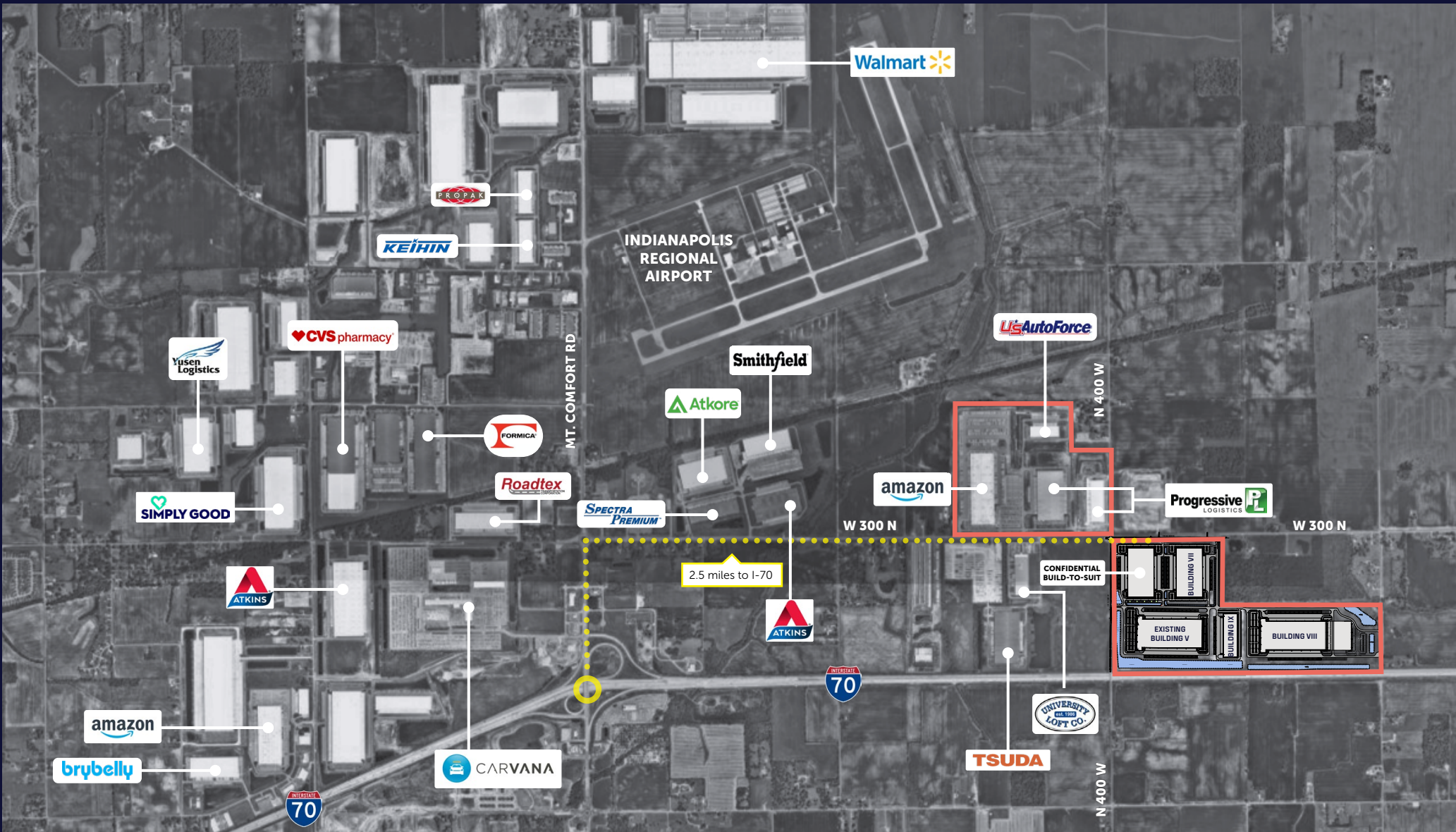
## ACCESS &amp; LABOR

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](http://AMBROSEMCLC.COM)

[AMBROSEPG.COM/PROPERTIES](http://AMBROSEPG.COM/PROPERTIES)

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**AMBROSE**

**Colliers**