



CLICK OR SCAN

Mt. Comfort Logistics Center

400-ACRE MODERN INDUSTRIAL PARK

Located in Greenfield, IN
250,000 - 1,500,000 SF available

AMBROSE

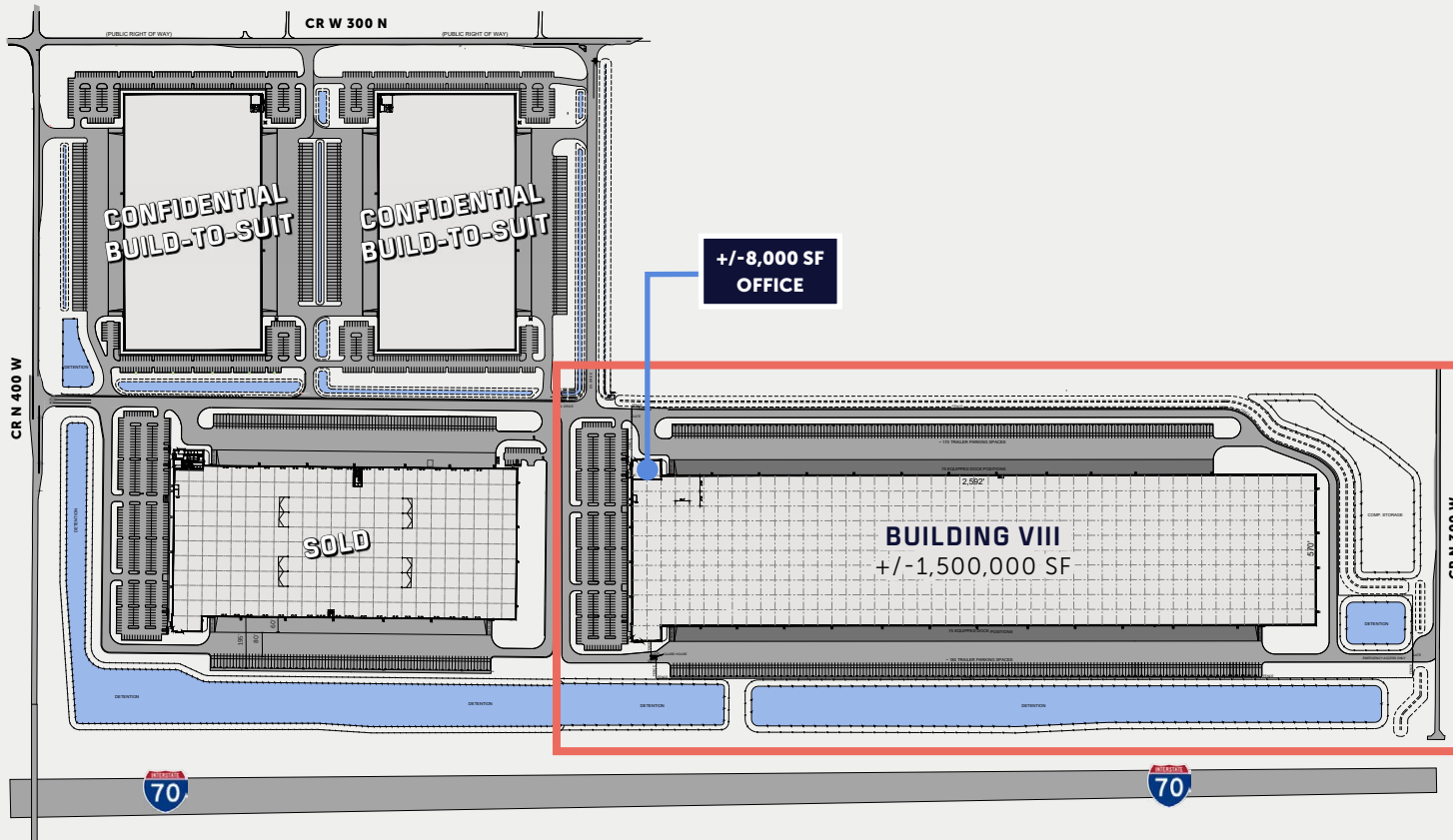
Colliers



CONCEPT A MASTER PARK SITE PLAN +/- 234 ACRES



BUILDING VIII: +/- 100 acres



Building VIII

+/- 1,500,000 SF

AVAILABLE FOR BUILD-TO-SUIT

WATER

Citizens Energy Group

SEWER

Aqua Indiana

POWER

Duke Energy

DATA

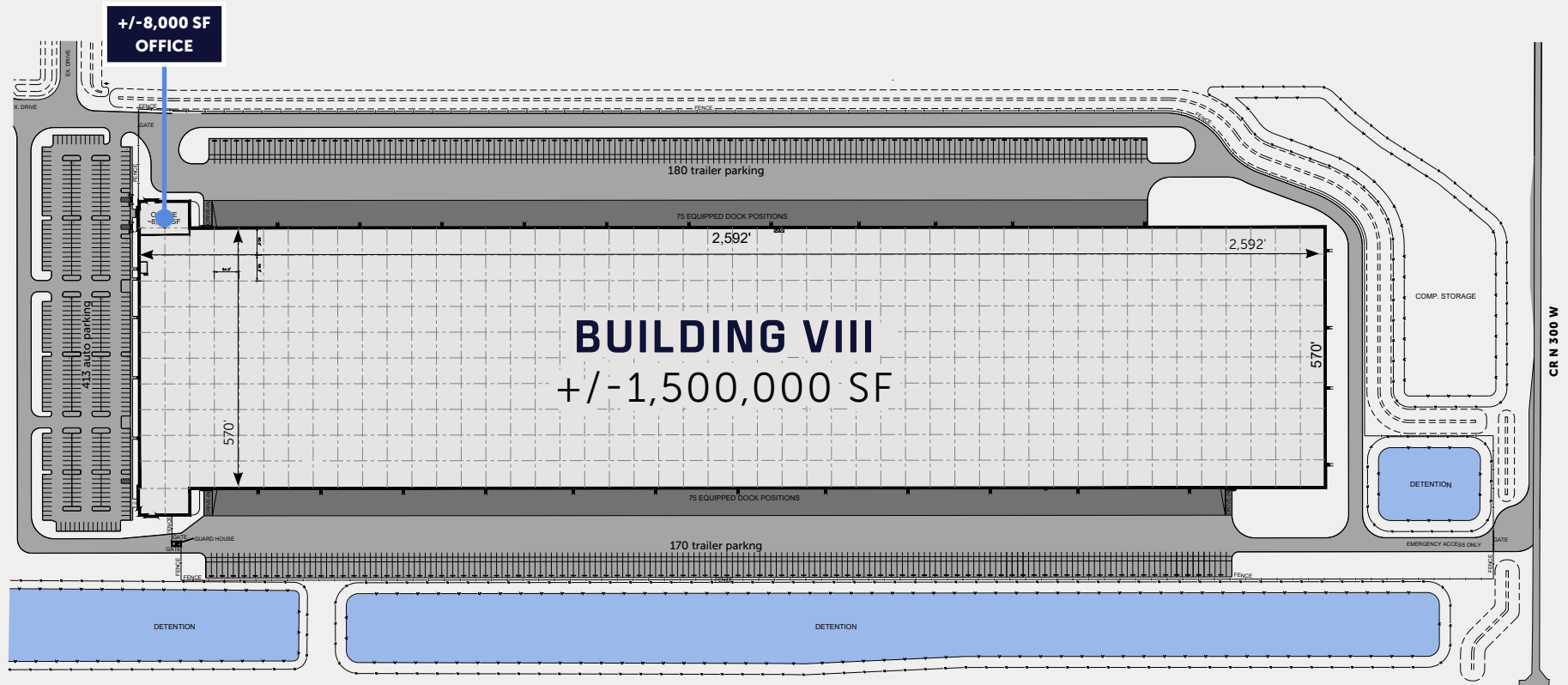
NineStar

ZONING

Industrial Business Park (IBP)

TAX ABATEMENT

10-year, tiered



+/-1,500,000 SF

40' clear height

413 auto parking

350 trailer parking

+/-8,000 SF office

150 docks

3 drive-in doors

54' x 56'3" typical bays

54' x 60' speed bays

8" thick unreinforced slab

(2) 2,000-amp services

**AVAILABLE
FOR BUILD-TO-SUIT**

SEEKING LEED® SILVER CERTIFICATION

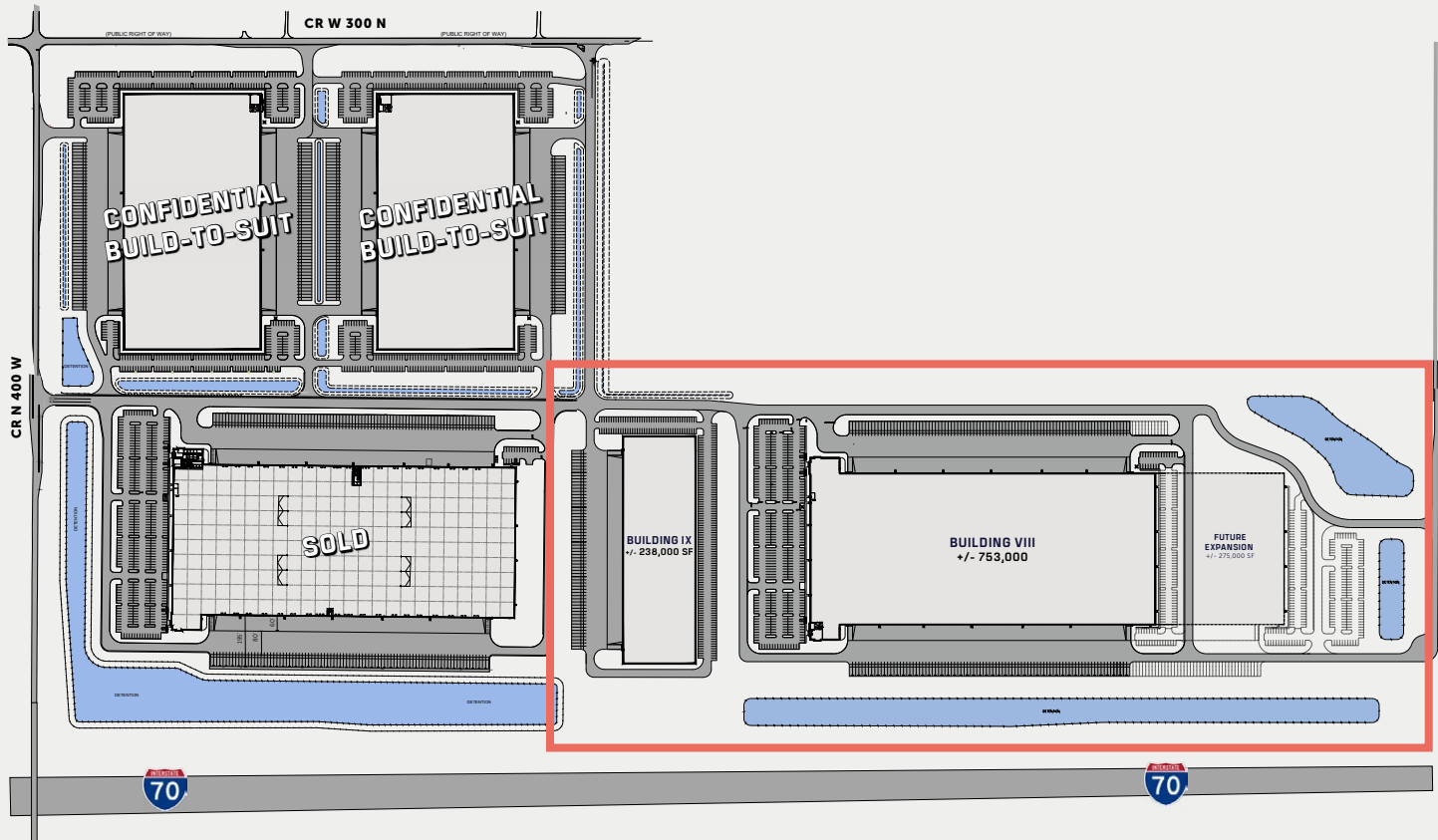


CONCEPT B MASTER PARK SITE PLAN +/- 234 ACRES



BUILDING VIII: +/- 79 acres

BUILDING IX: +/- 20 acres



Building VIII

+/-753,000 SF

AVAILABLE FOR BUILD-TO-SUIT

Building IX

+/-238,000 SF

AVAILABLE FOR BUILD-TO-SUIT

WATER

Citizens Energy Group

SEWER

Aqua Indiana

POWER

Duke Energy

DATA

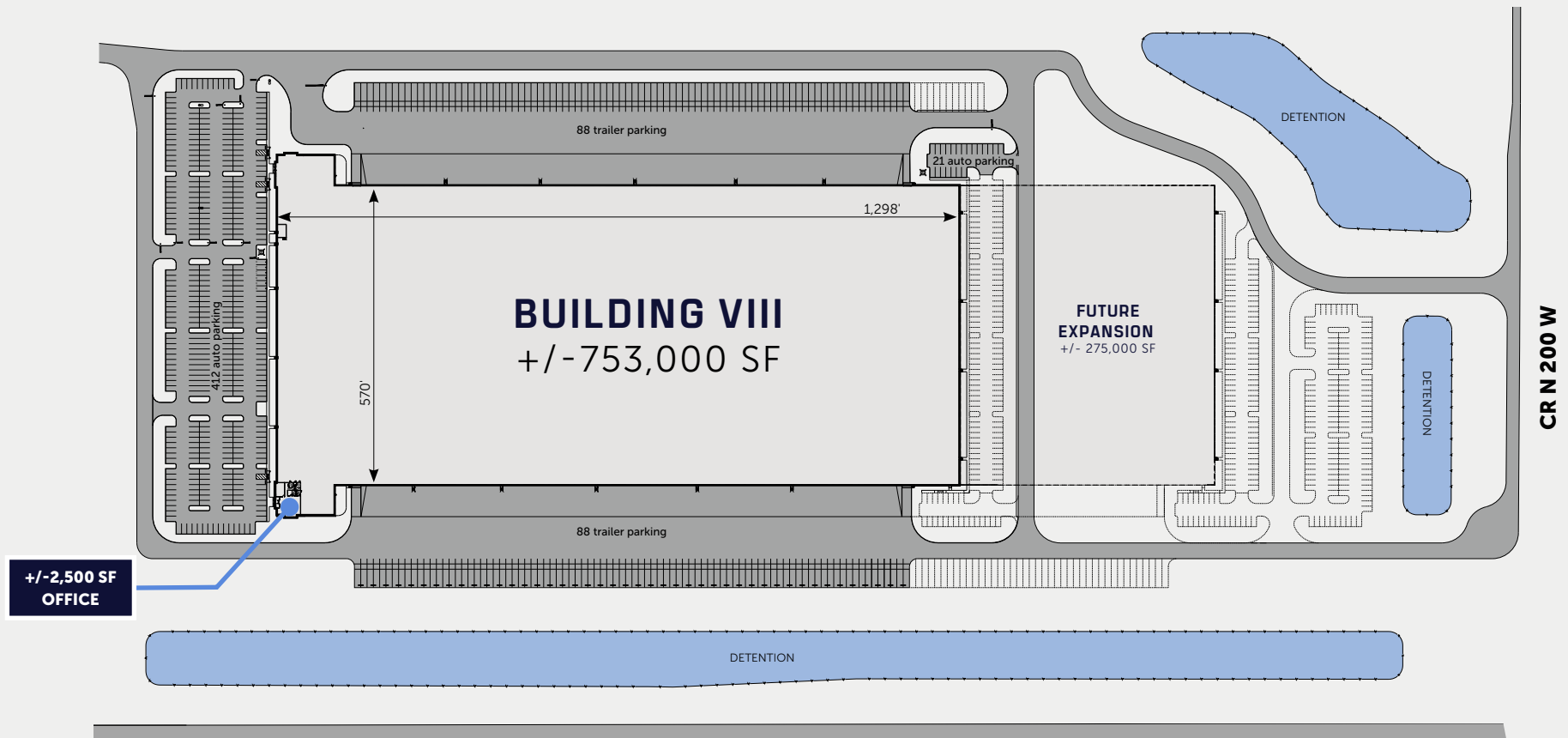
NineStar

ZONING

Industrial Business Park (IBP)

TAX ABATEMENT

10-year, tiered



+/- 753,000 SF

375,000 minimum divisibility

40' clear height

+/- 2,500 SF office

433 auto parking + 134 expansion

176 trailer parking + 52 expansion

70 docks + 26 expansion

4 drive-in doors

54' x 56'3" typical bays

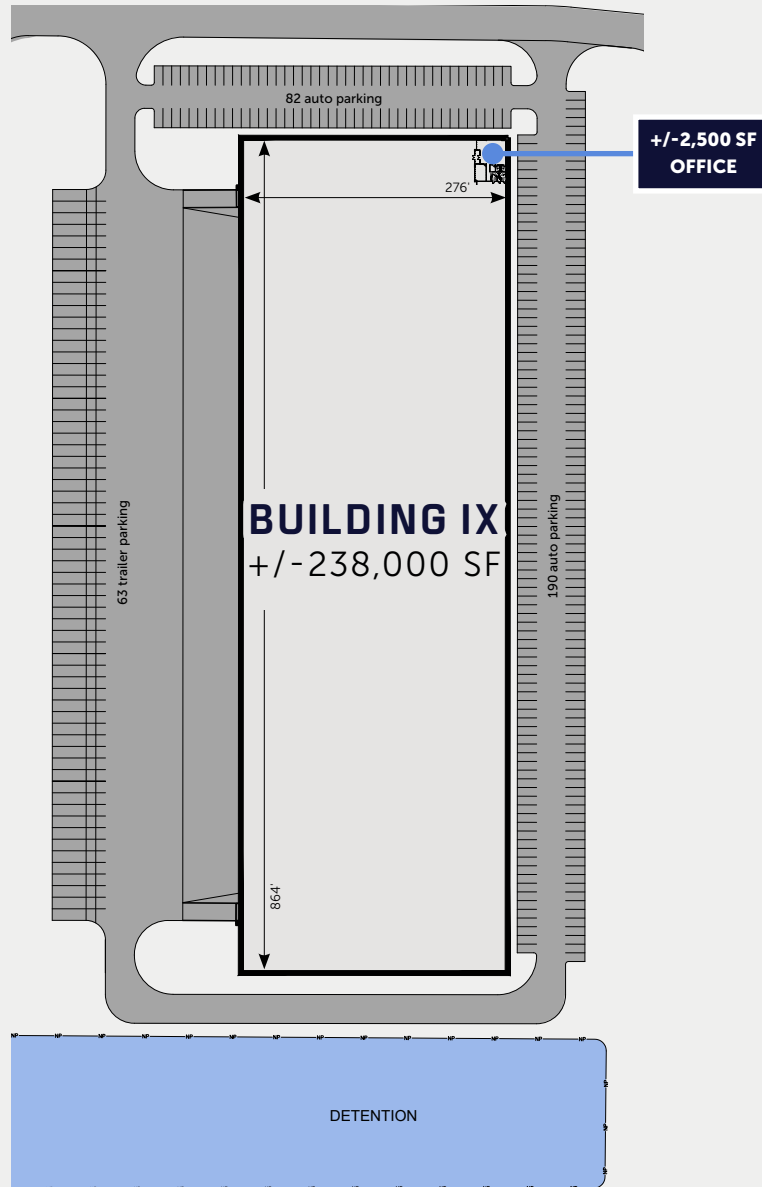
54' x 60' speed bays

8" thick unreinforced slab

(2) 2,000-amp services

**AVAILABLE
FOR BUILD-TO-SUIT**

SEEKING LEED® SILVER CERTIFICATION



+/-238,000 SF

32' clear height

+/-2,500 SF office area

272 auto parking

63 trailer parking

54' x 55' typical bays

54' x 60' speed bays

24 docks

2 drive-in doors

7" thick unreinforced slab

Two 2,000-amp services

**AVAILABLE
FOR BUILD-TO-SUIT**

SEEKING LEED® SILVER CERTIFICATION

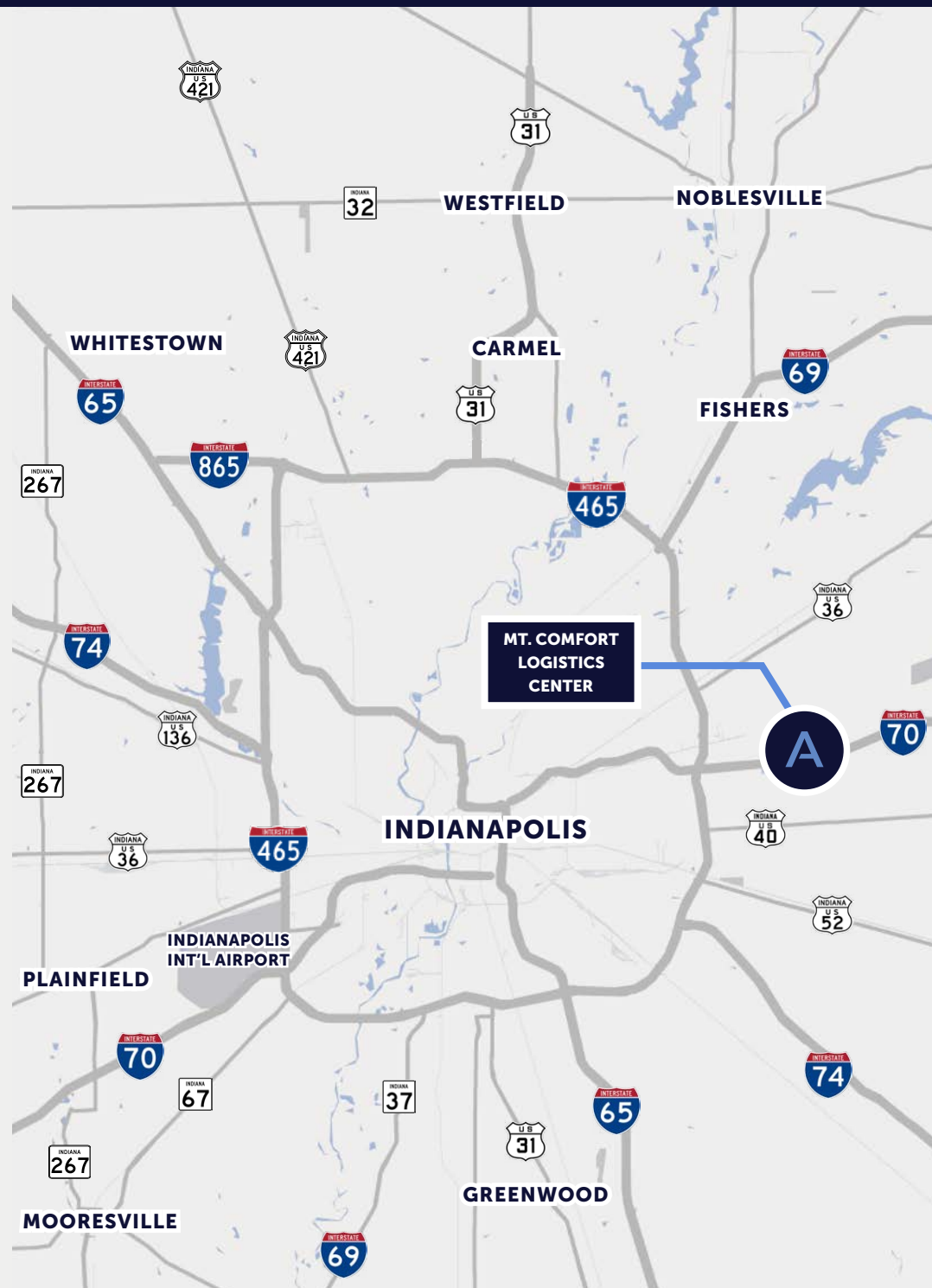
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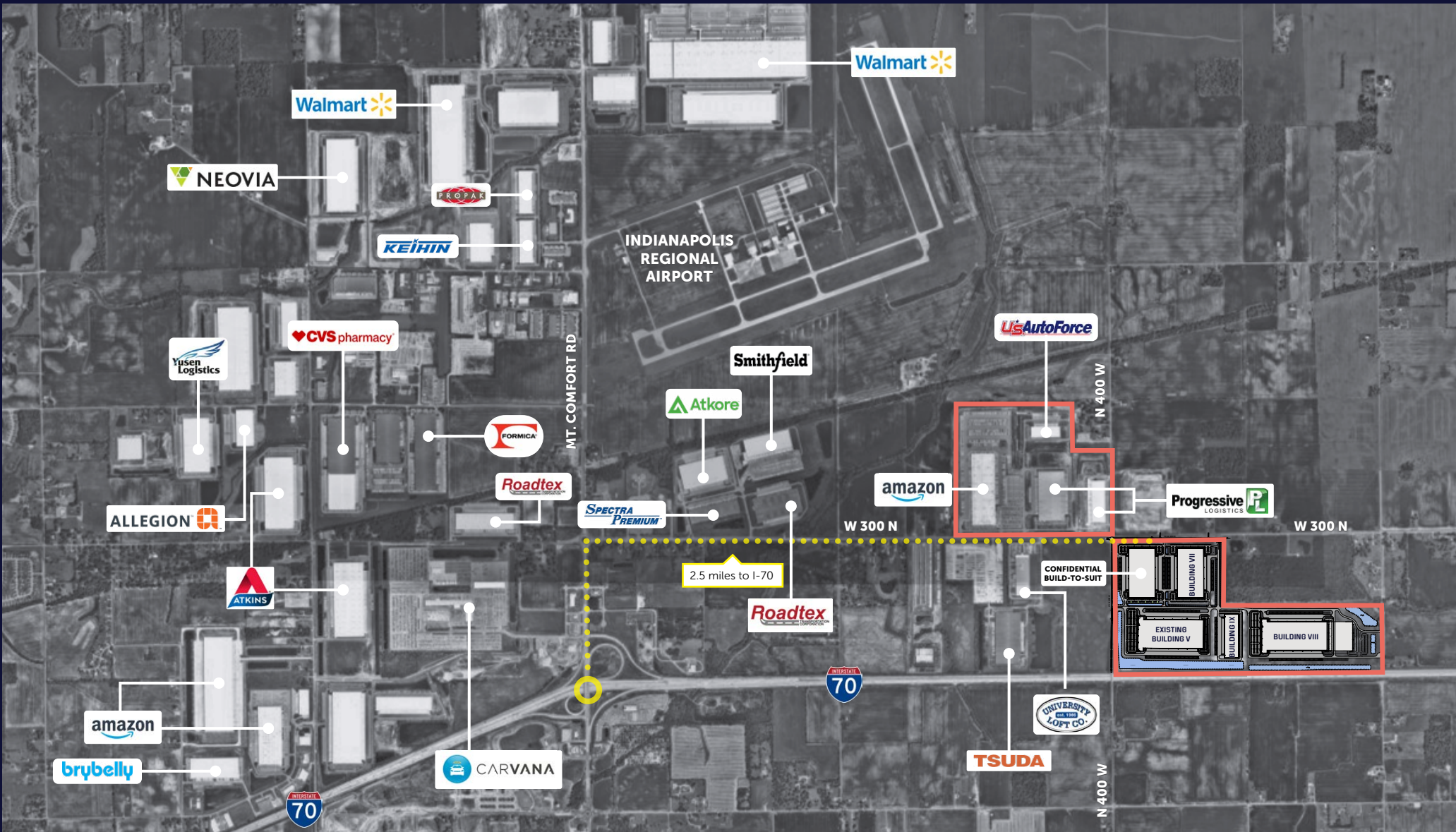
ACCESS & LABOR

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

AMBROSEMCLC.COM

AMBROSEPG.COM/PROPERTIES

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