

Mt. Comfort Logistics Center

400-ACRE PARK LOCATED IN GREENFIELD, IN

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

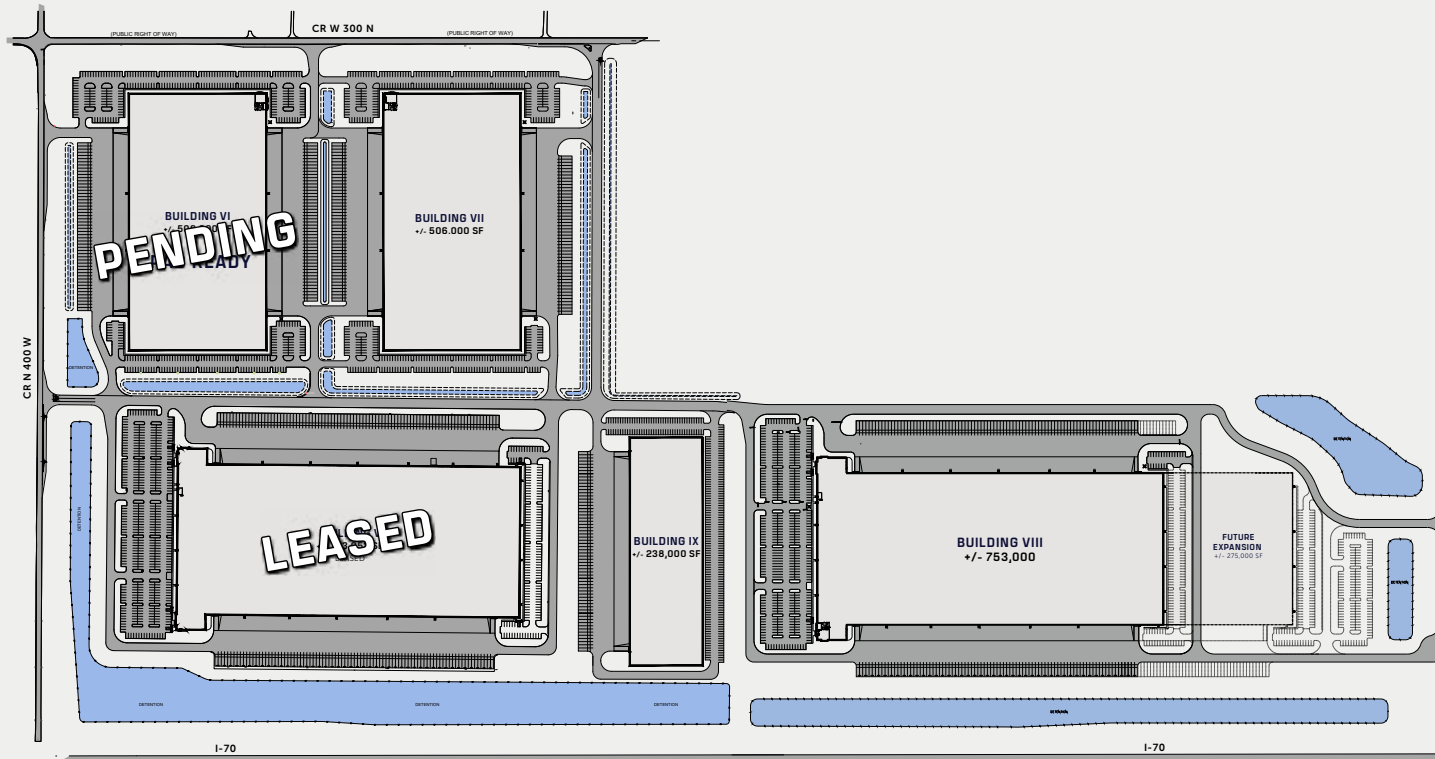


BUILDING VI: +/- 29 acres

BUILDING VII: +/- 25 acres

BUILDING VIII: +/- 79 acres

BUILDING IX: +/- 20 acres



Building VII

506,000 SF

40' clear height

Building VIII

753,000 SF

40' clear height

Building IX

238,000 SF

32' clear height

**AVAILABLE
FOR BUILD-TO-SUIT**

WATER

Citizens Energy Group

SEWER

Aqua Indiana

POWER

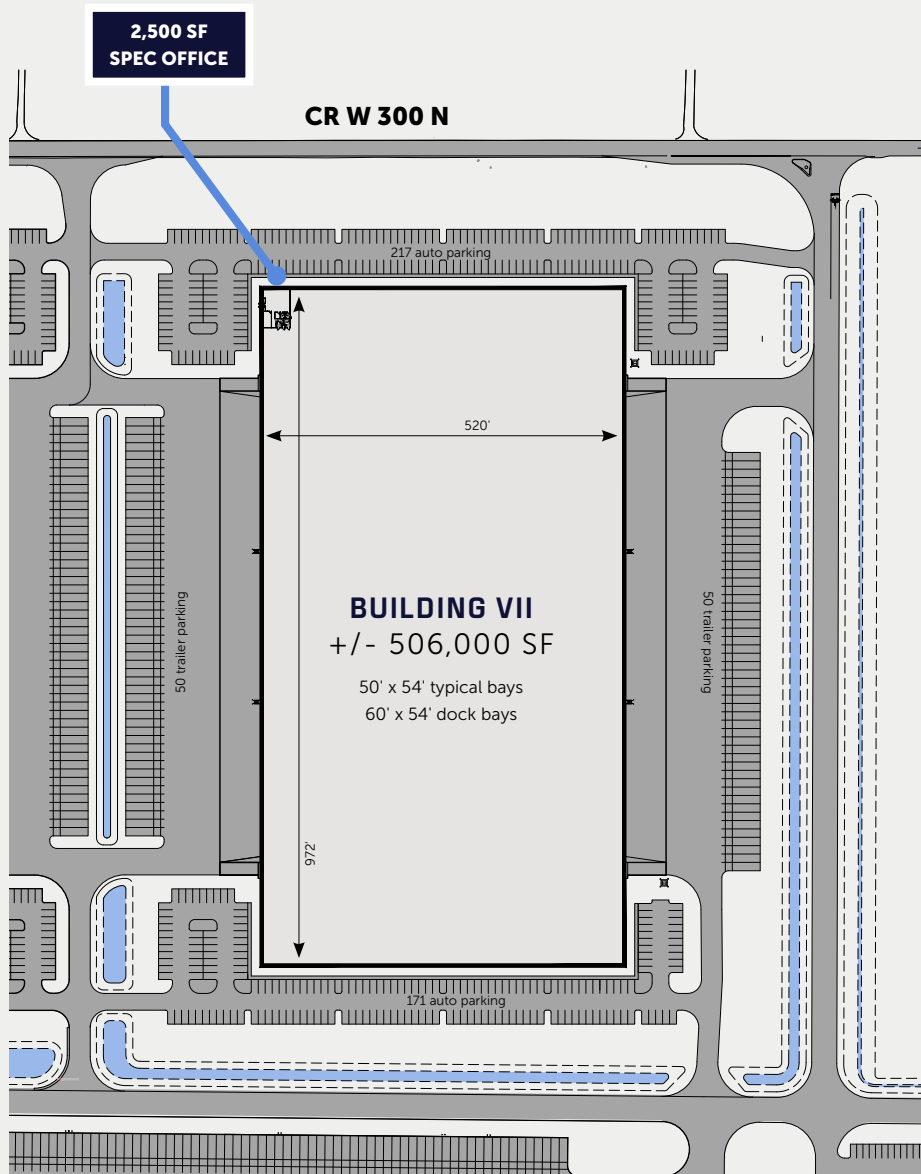
Duke Energy

DATA

NineStar

SEEKING

LEED® CERTIFICATION



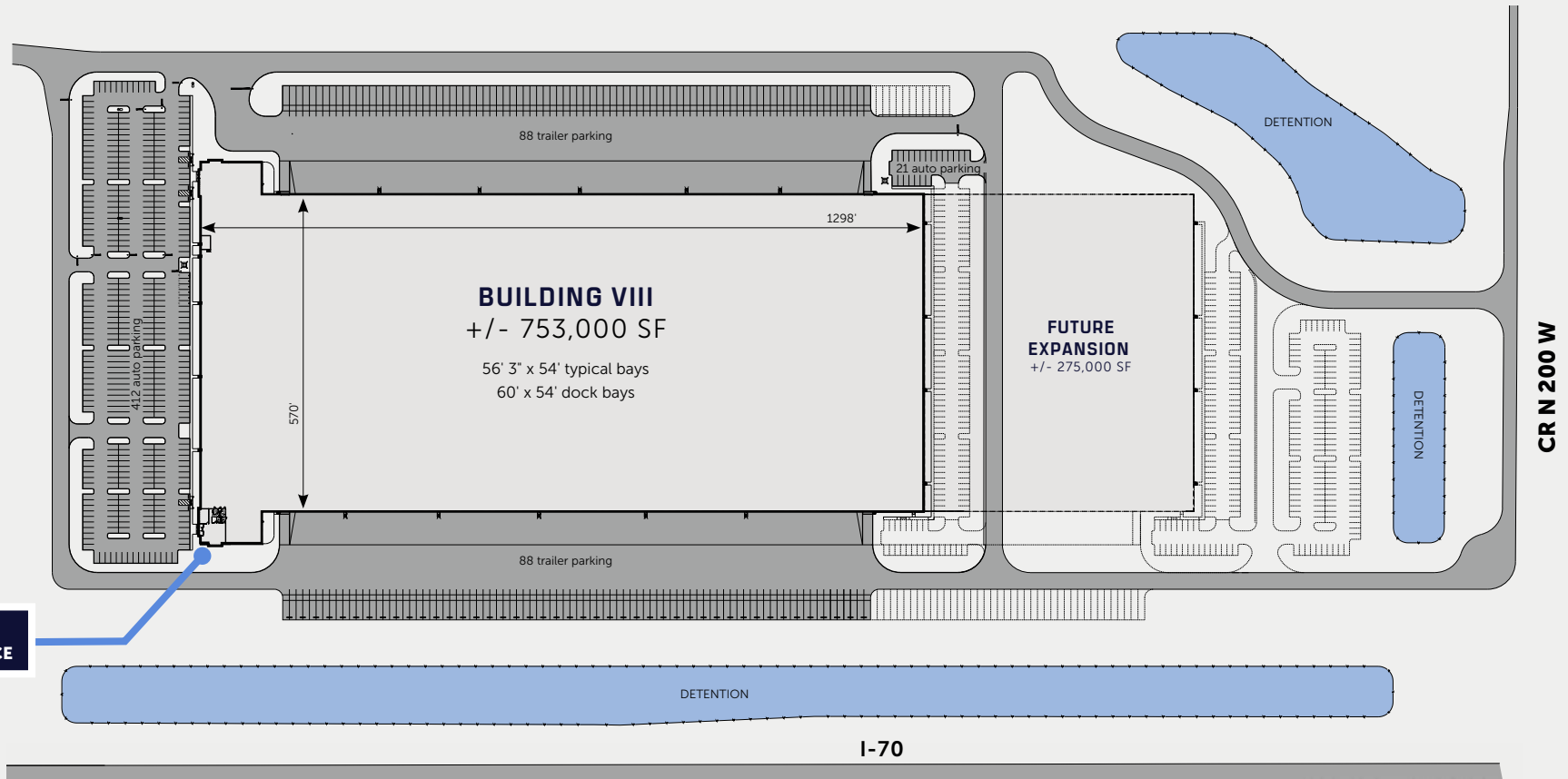
+/- 506,000 SF

- 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**



2,500 SF
SPEC OFFICE

+/- 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

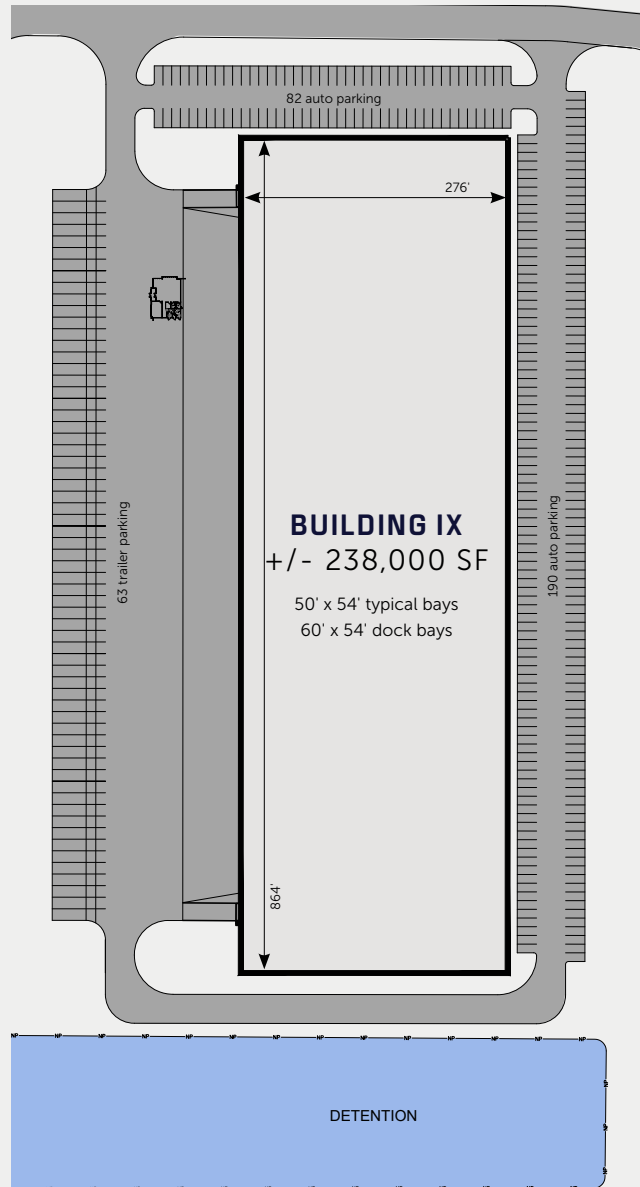
8" thick unreinforced slab

Two 2,000-amp services









**AVAILABLE
FOR BUILD-TO-SUIT**

SEEKING LEED® CERTIFICATION

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



+/- 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

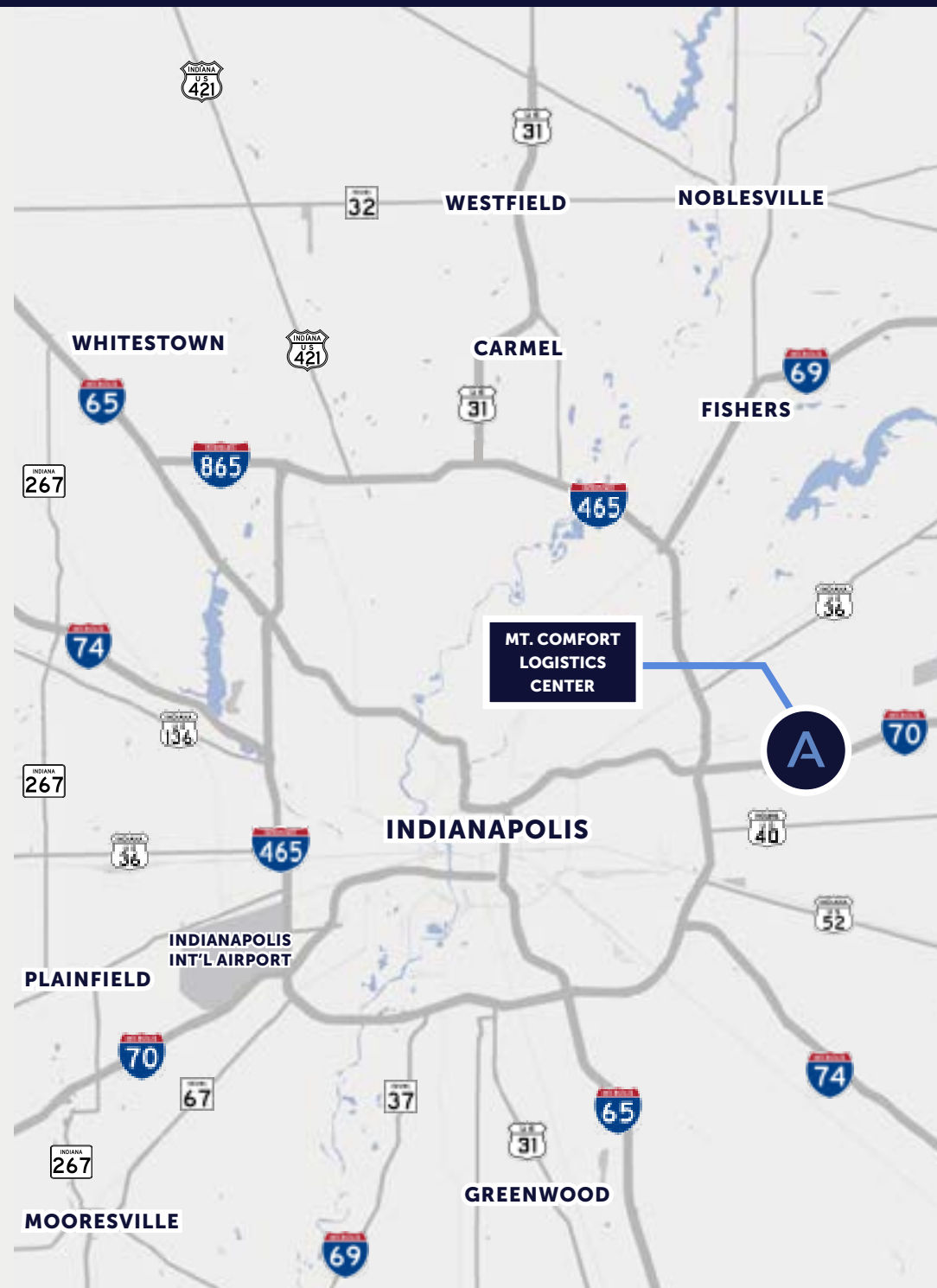
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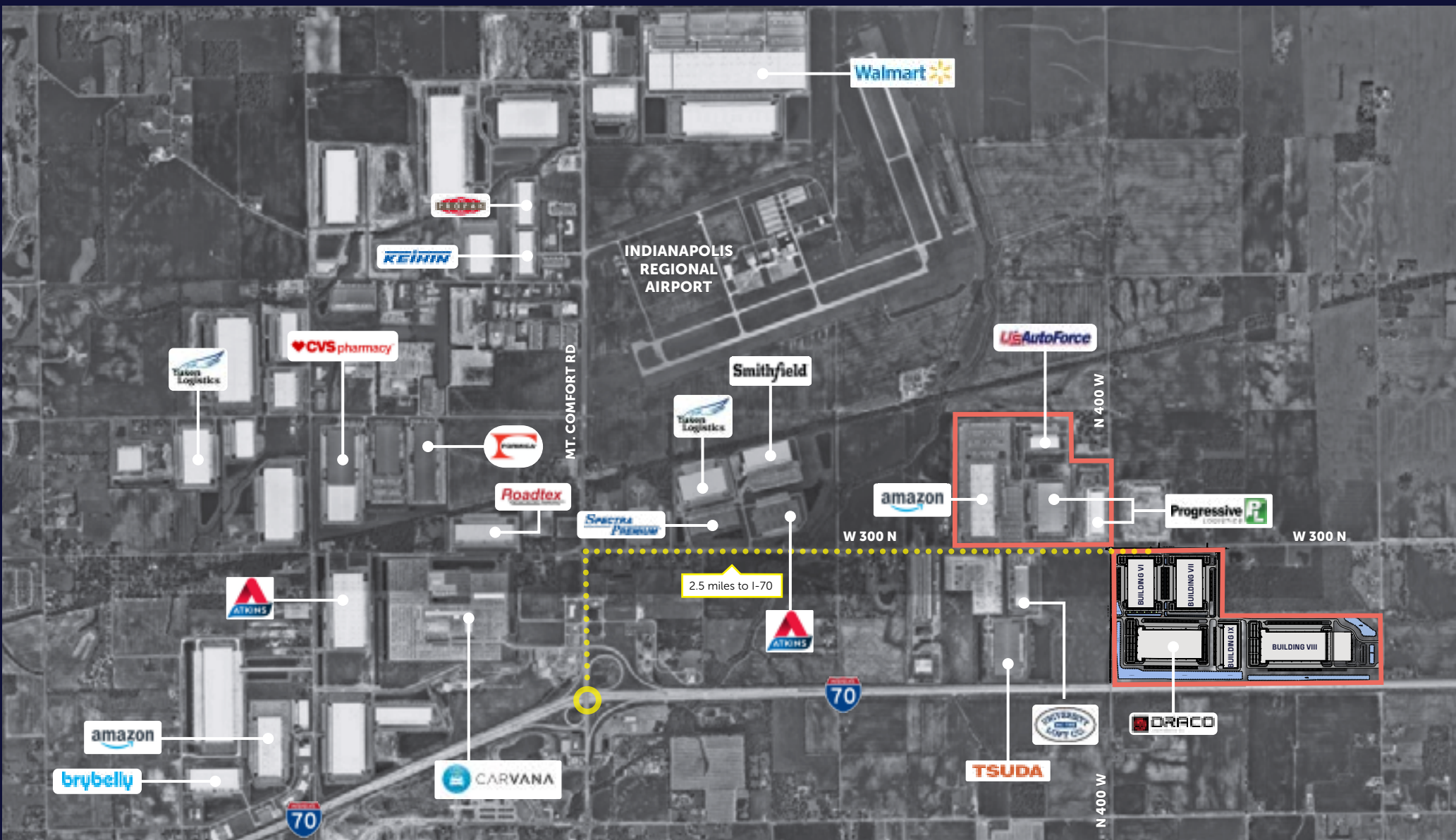
ACCESS & LABOR

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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AMBROSE

