

Mt. Comfort Logistics Center

400-ACRE PARK LOCATED IN GREENFIELD, IN

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





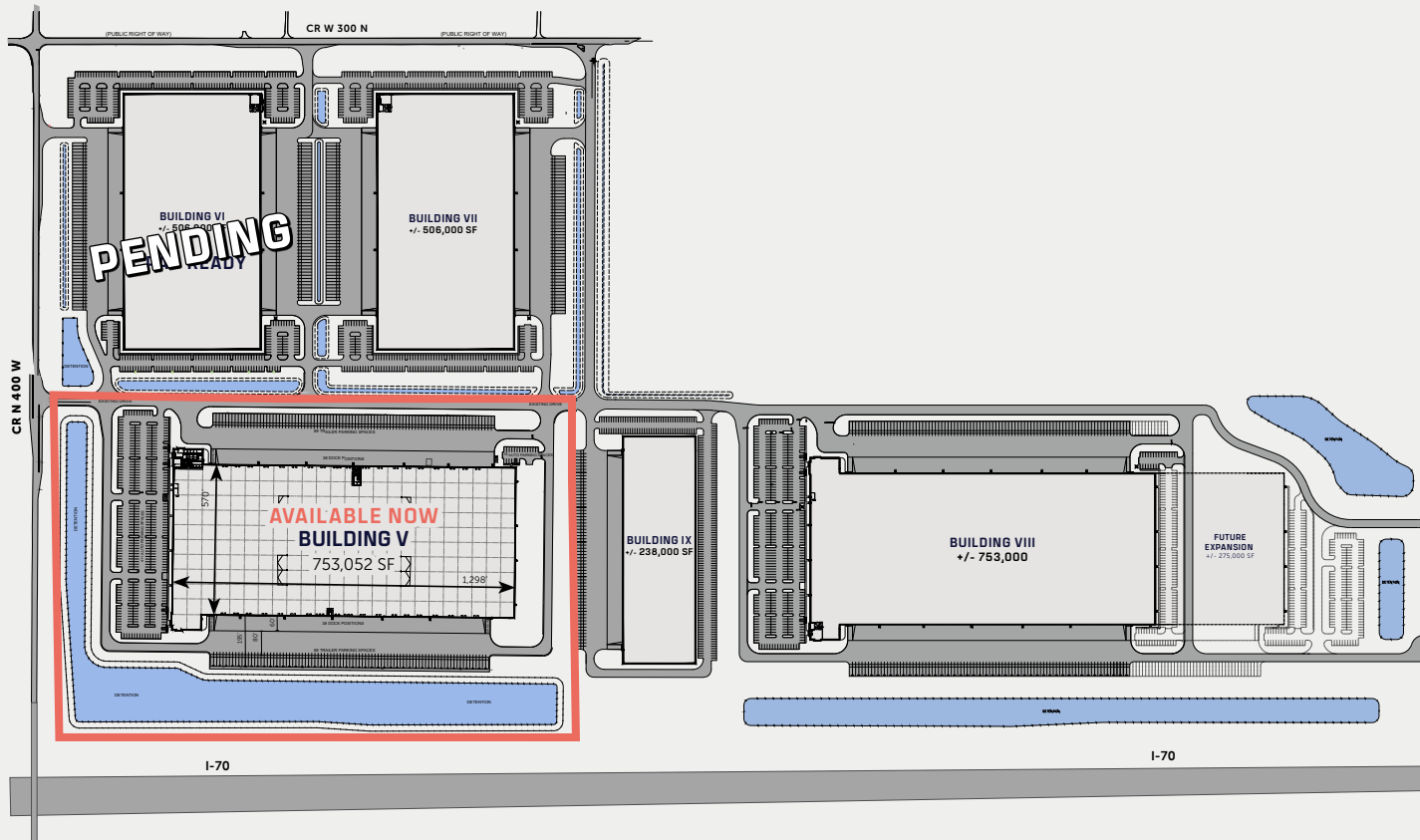
MASTER PARK SITE PLAN - BUILDINGS V - IX

+/- 234 ACRES



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

BUILDING IX: +/- 20 acres



Building V

AVAILABLE NOW

753,000 SF

Building VII

506,000 SF

Building VIII

753,000 SF

Building IX

238,000 SF

**AVAILABLE FOR
BUILD-TO-SUIT**

WATER

Citizens Energy Group

SEWER

Aqua Indiana

POWER

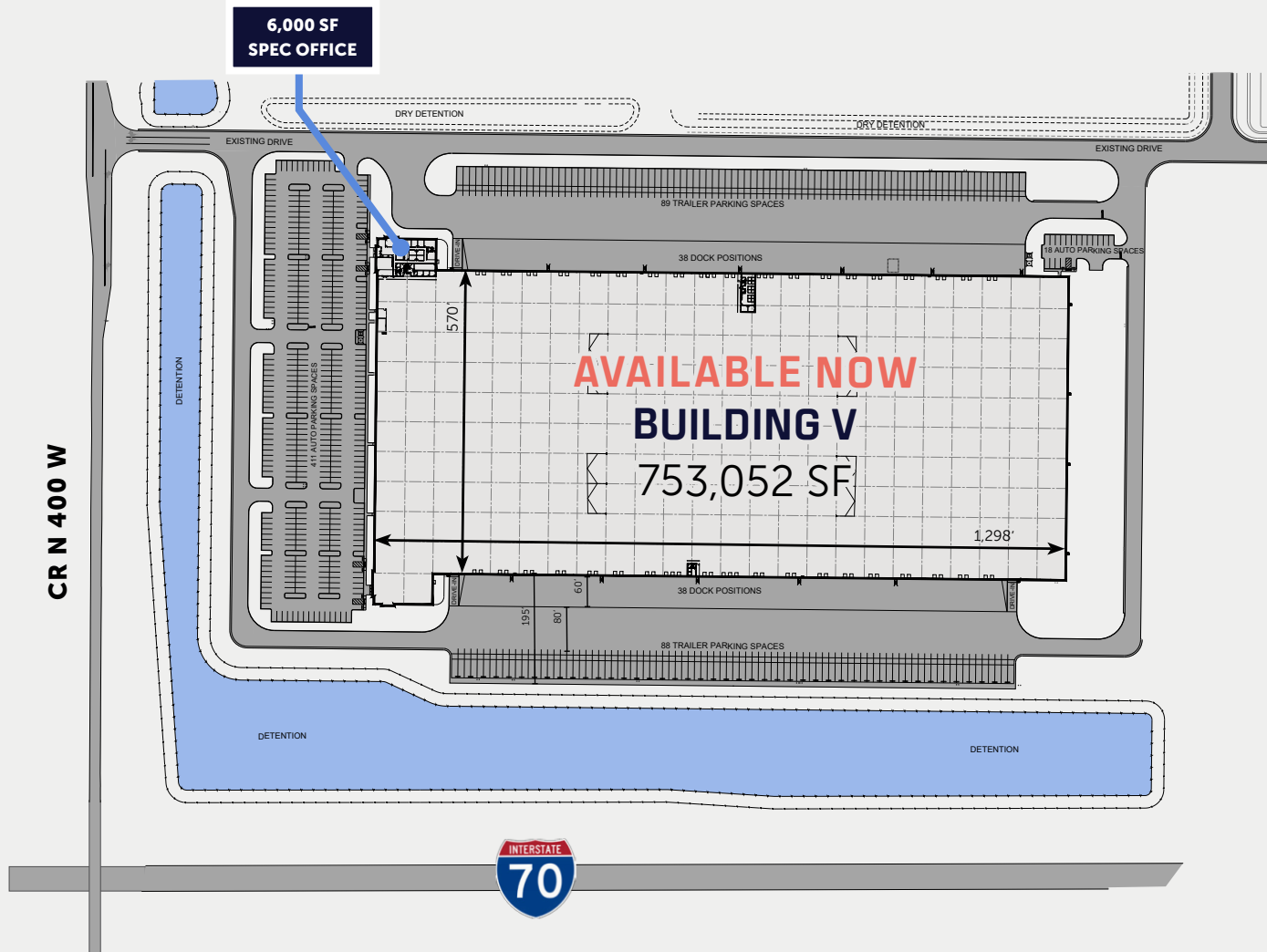
Duke Energy

DATA

NineStar

SEEKING

LEED® CERTIFICATION

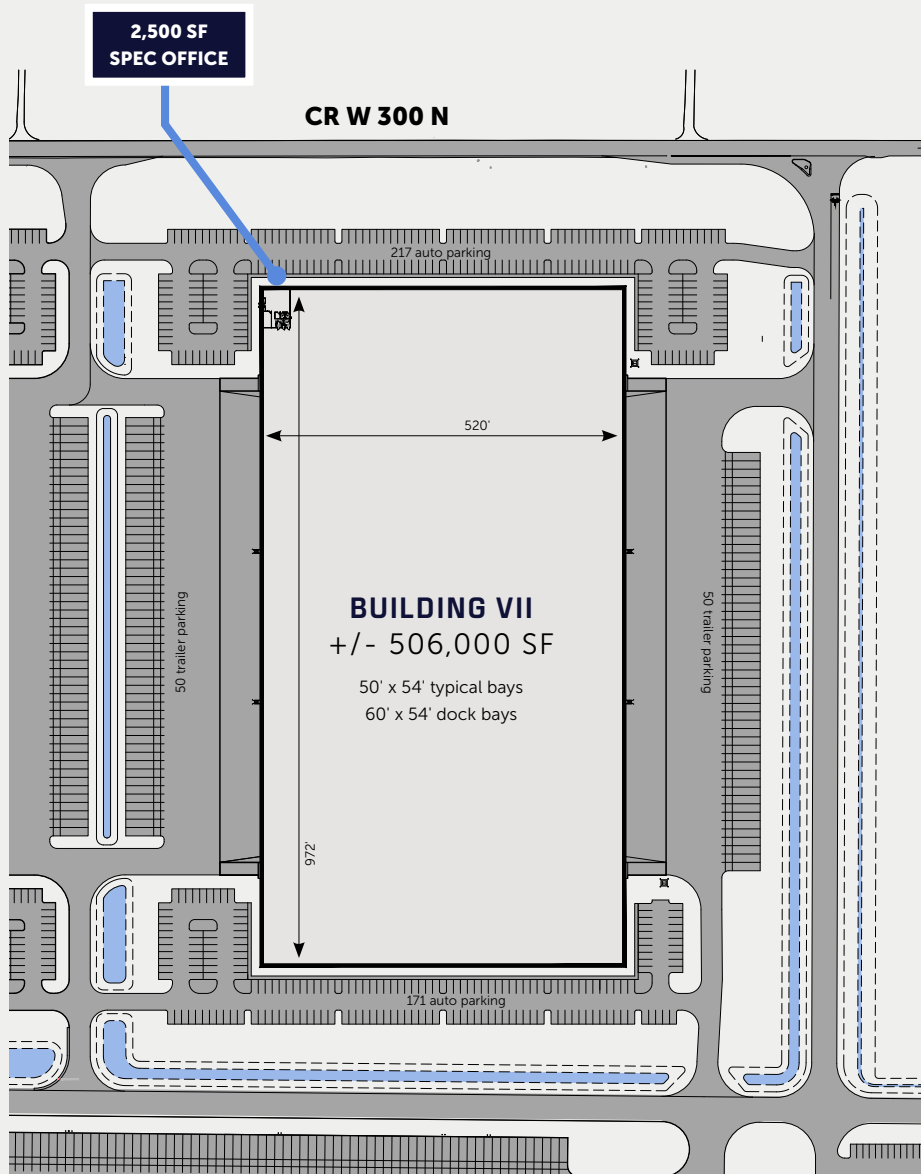


753,052 SF

- 429 auto parking
- 177 trailer parking
- 40' clear height
- 6,000 SF office space
- 76 docks
- 3 drive-in doors
- 8" thick unreinforced slab
- Two 2,000-amp services

AVAILABLE NOW

LEED[®] SILVER CERTIFIED



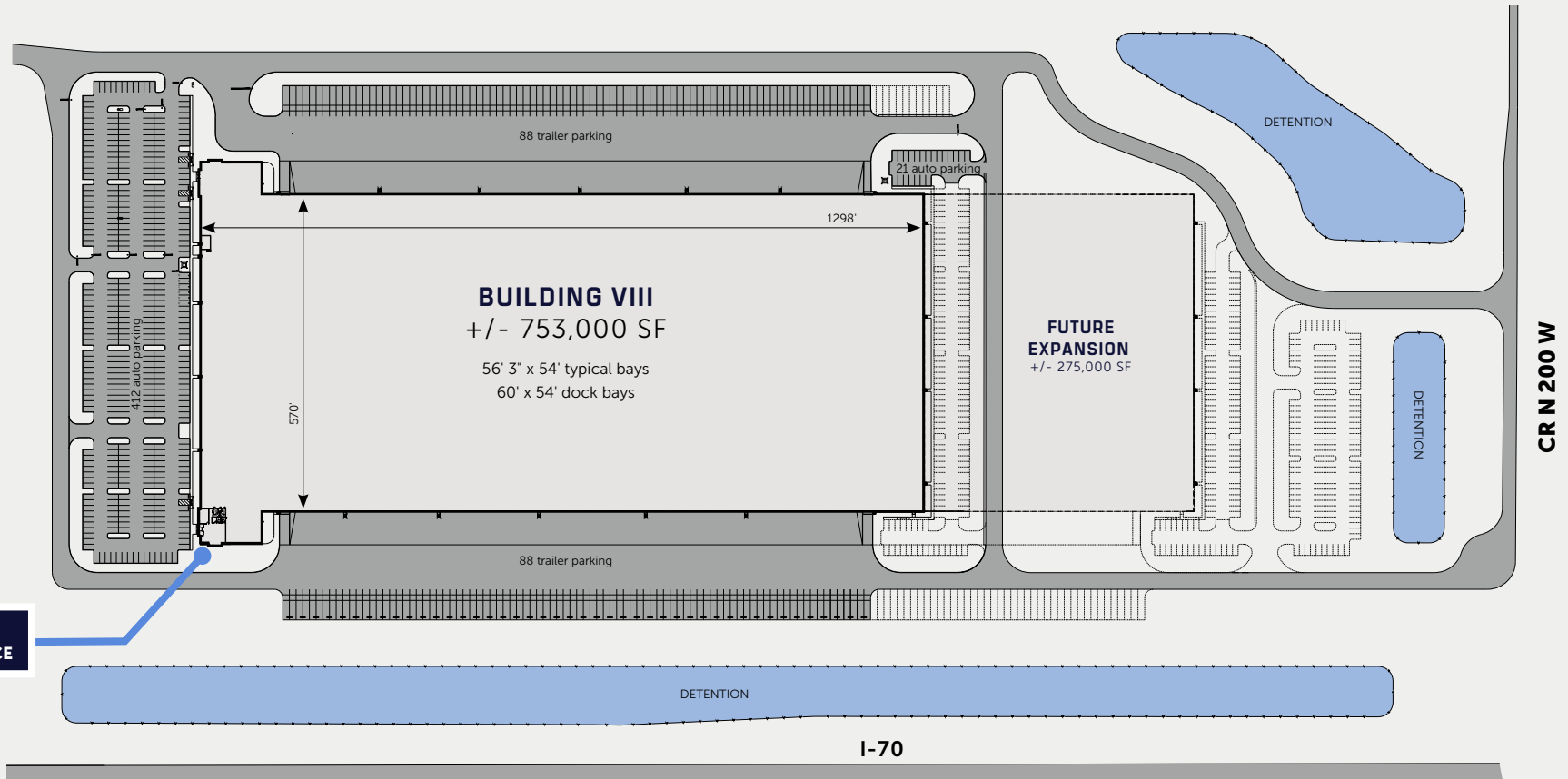
+/- 506,000 SF

- 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

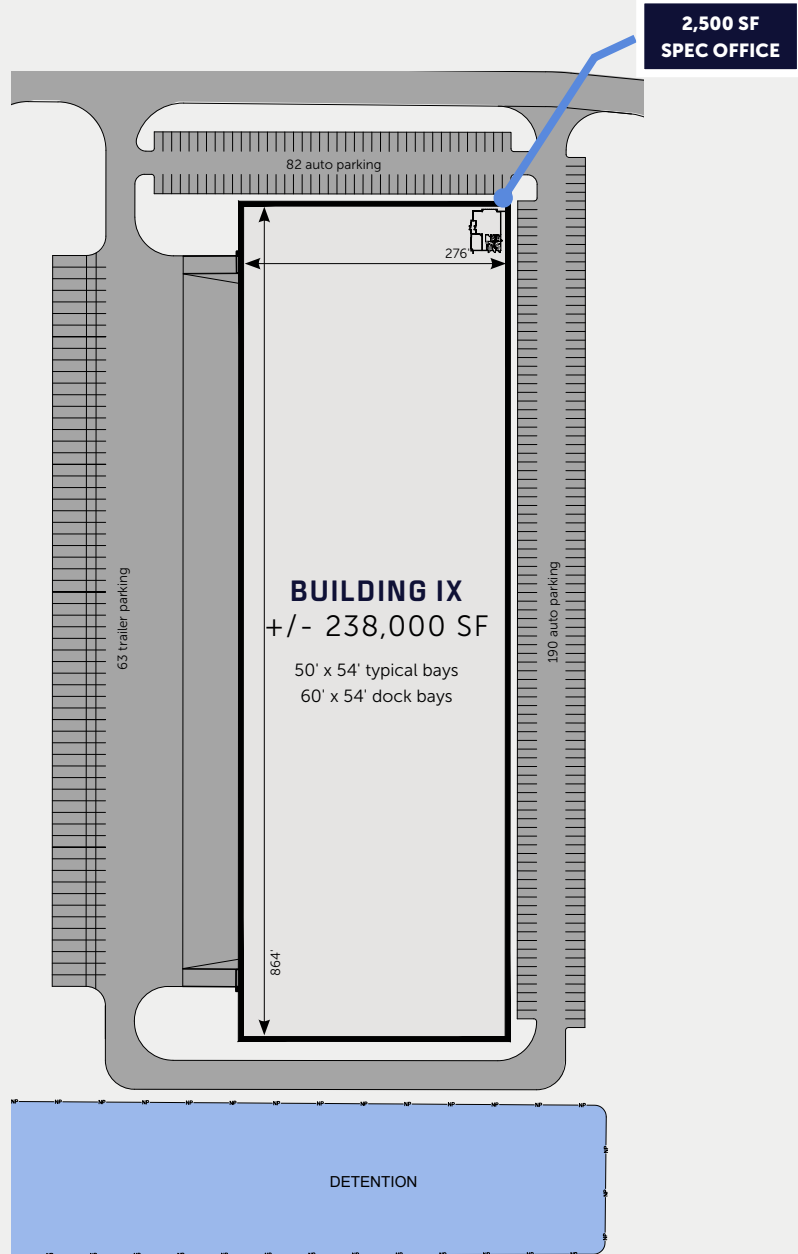
8" thick unreinforced slab

Two 2,000-amp services









AVAILABLE FOR BUILD-TO-SUIT

SEEKING LEED® CERTIFICATION

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

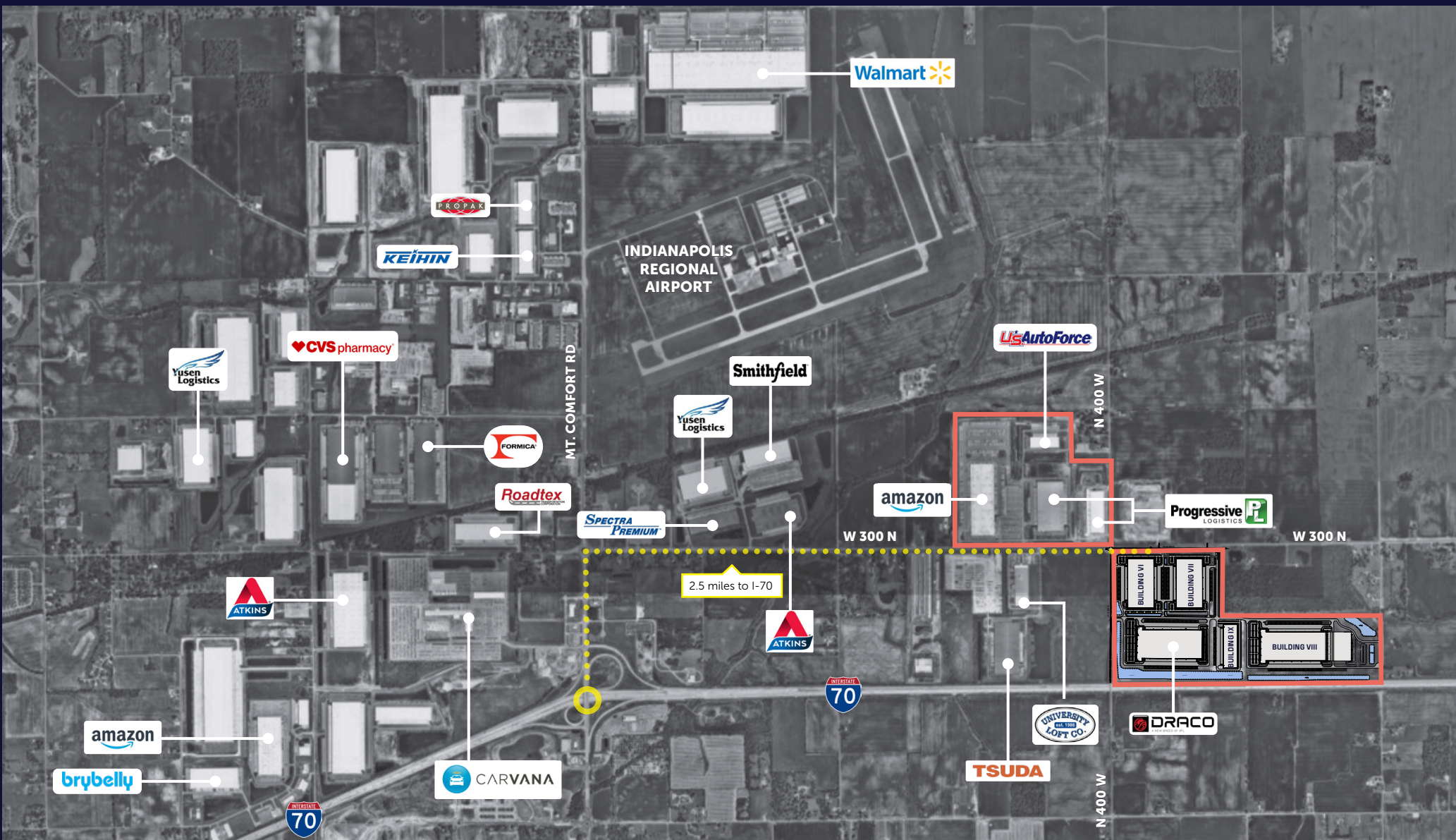


+/- 238,000 SF

-  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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AMBROSEMCLC.COM

AMBROSEPG.COM/PROPERTIES

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AMBROSE

