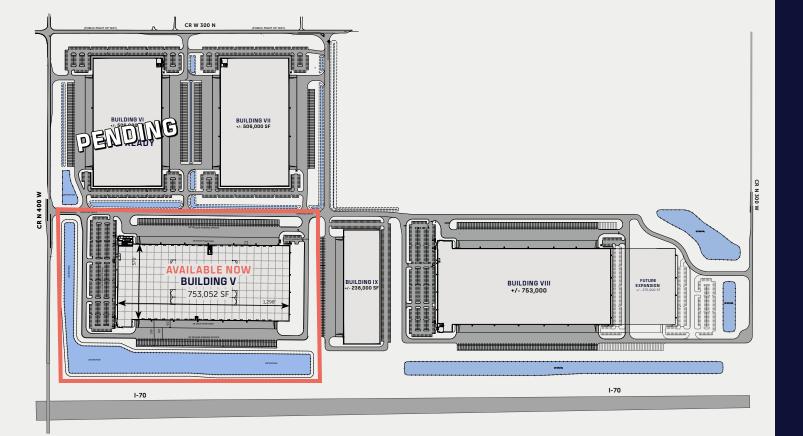






BUILDING IX: +/- 20 acres

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



Building V

AVAILABLE NOW

753,000 SF

753,000 SF

Building VII 506,000 SF Building VIII

Building IX 238,000 SF

AVAILABLE FOR BUILD-TO-SUIT

WATER

Citizens Energy Group

SEWER

Aqua Indiana

POWER

Duke Energy

DATA

NineStar

SEEKING

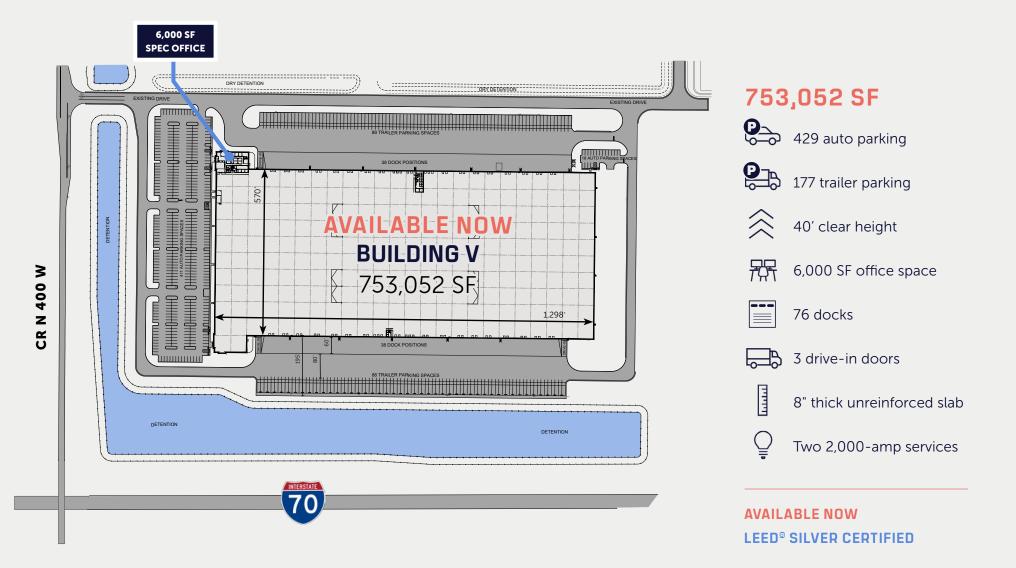
LEED® CERTIFICATION

MT. COMFORT LOGISTICS CENTER AMBROSE | COLLIERS



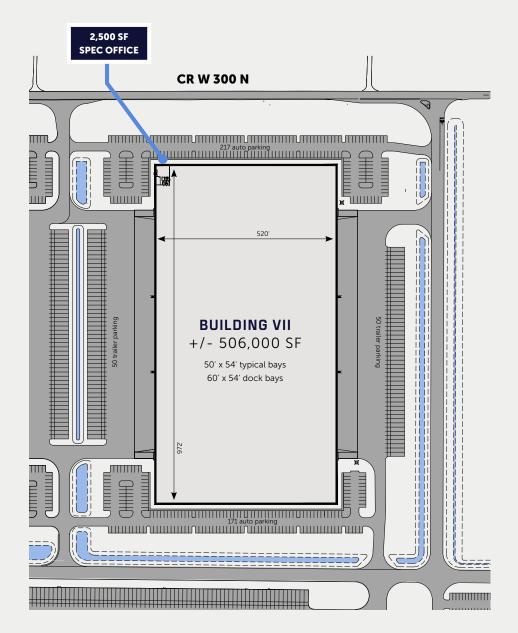


2709 N 400 W, GREENFIELD, IN 46140



MT. COMFORT LOGISTICS CENTER AMBROSE





+/- 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

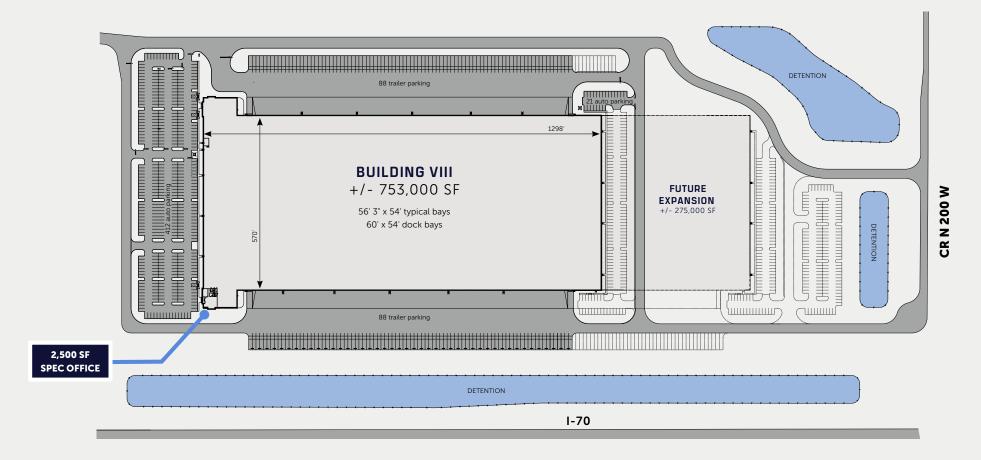
SEEKING LEED® CERTIFICATION

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



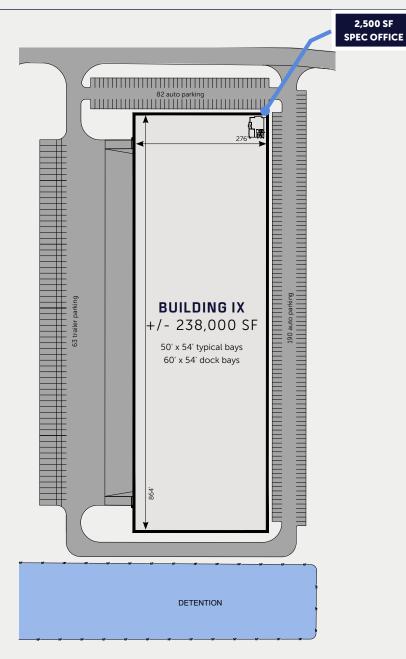
Two 2,000-amp services

AVAILABLE FOR BUILD-TO-SUIT

SEEKING LEED® CERTIFICATION

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





+/- 238,000 SF



2,500 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

MT. COMFORT LOGISTICS CENTER

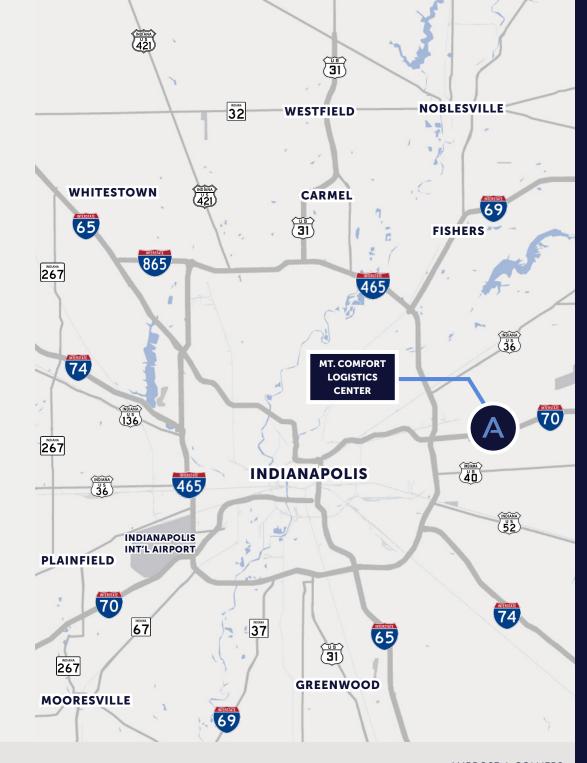


ACCESS & LABOR

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

