

8.74-ACRE AVAILABLE SITE

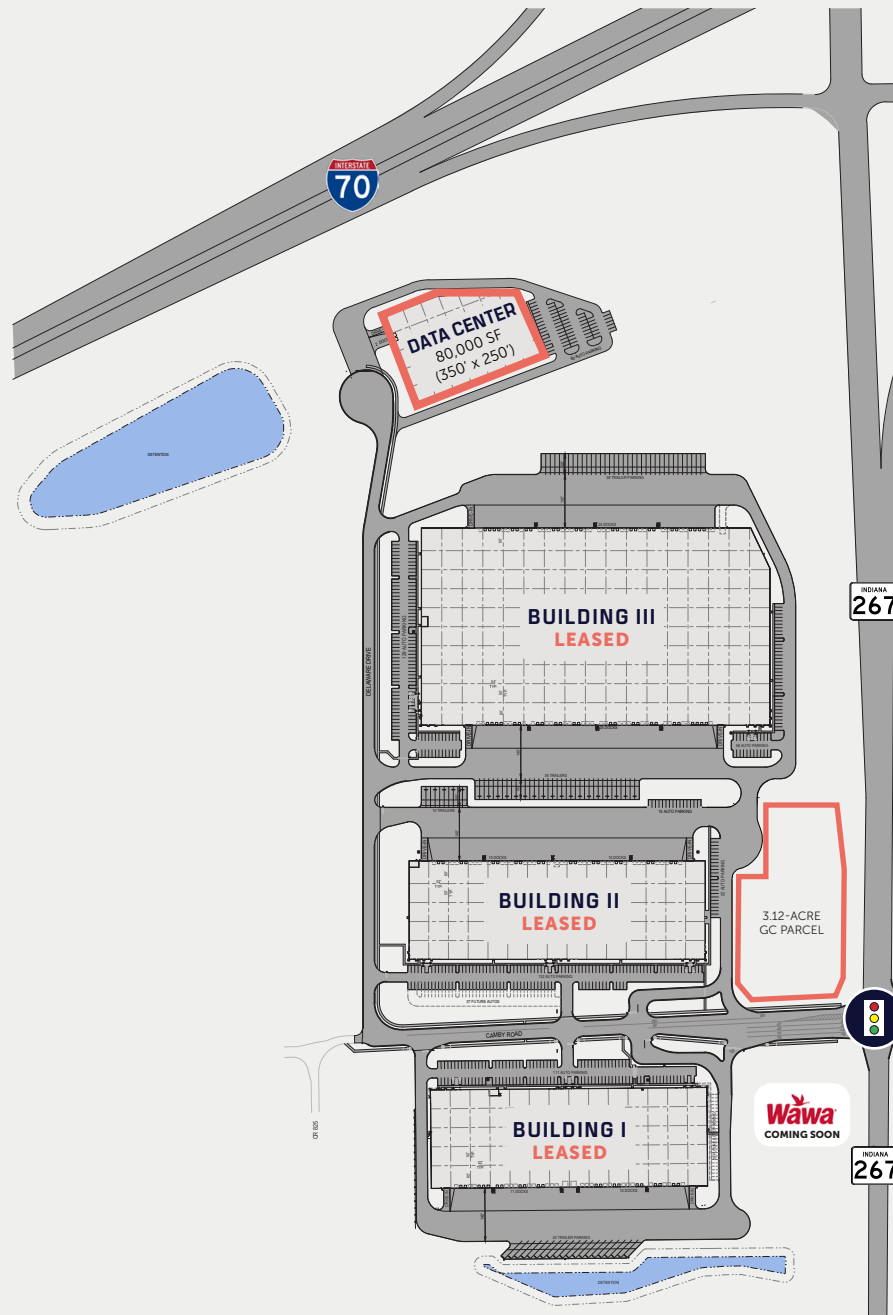
3.12-ACRE
AVAILABLE OUTLOT

Plainfield Logistics Park

88-ACRE PARK LOCATED IN PLAINFIELD, IN

8.74-acre site available for 80,000 SF Data Center
or up to 60,000 SF Build-to-Suit

3.12-acre outlot available for commercial & retail
I-70 interstate visibility



8.74-ACRE SITE

Data Center

80,000 SF

Certified by Verisite

Economic incentives available at state and local level

Build-to-Suit

UP TO 60,000 SF

infrastructure ready

WATER & SEWER

Town of Plainfield

GAS

Vectren

POWER

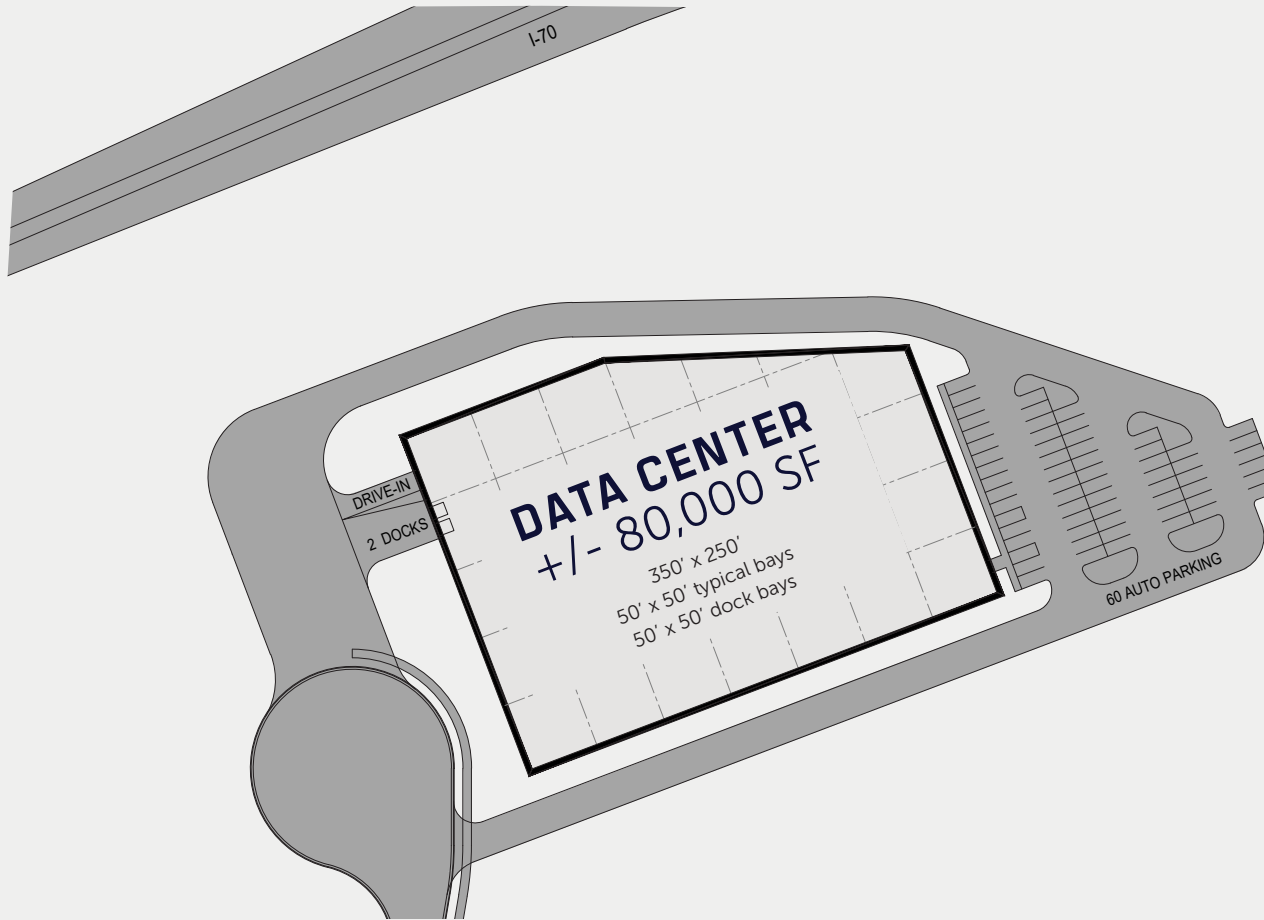
Duke Energy

DATA

AT&T

SEEKING

LEED® CERTIFICATION



- Phase I Environmental
- Low natural disaster risk
- Long-haul fiber with bandwidth to satisfy data center requirements
- Close proximity to major fiber connection point / multiple networks
- Zoning I-2 - data center permitted within classification
- Monument signage
- ECONOMIC INCENTIVES**
- Data Center Sales Tax Exemption
- Property tax offset
- Investment & job creation
- Duke Energy flexible rate options
- Rider 58 / 5-year reduction up to 30%

80,000 SF

60 auto parking

75' maximum height

2 docks

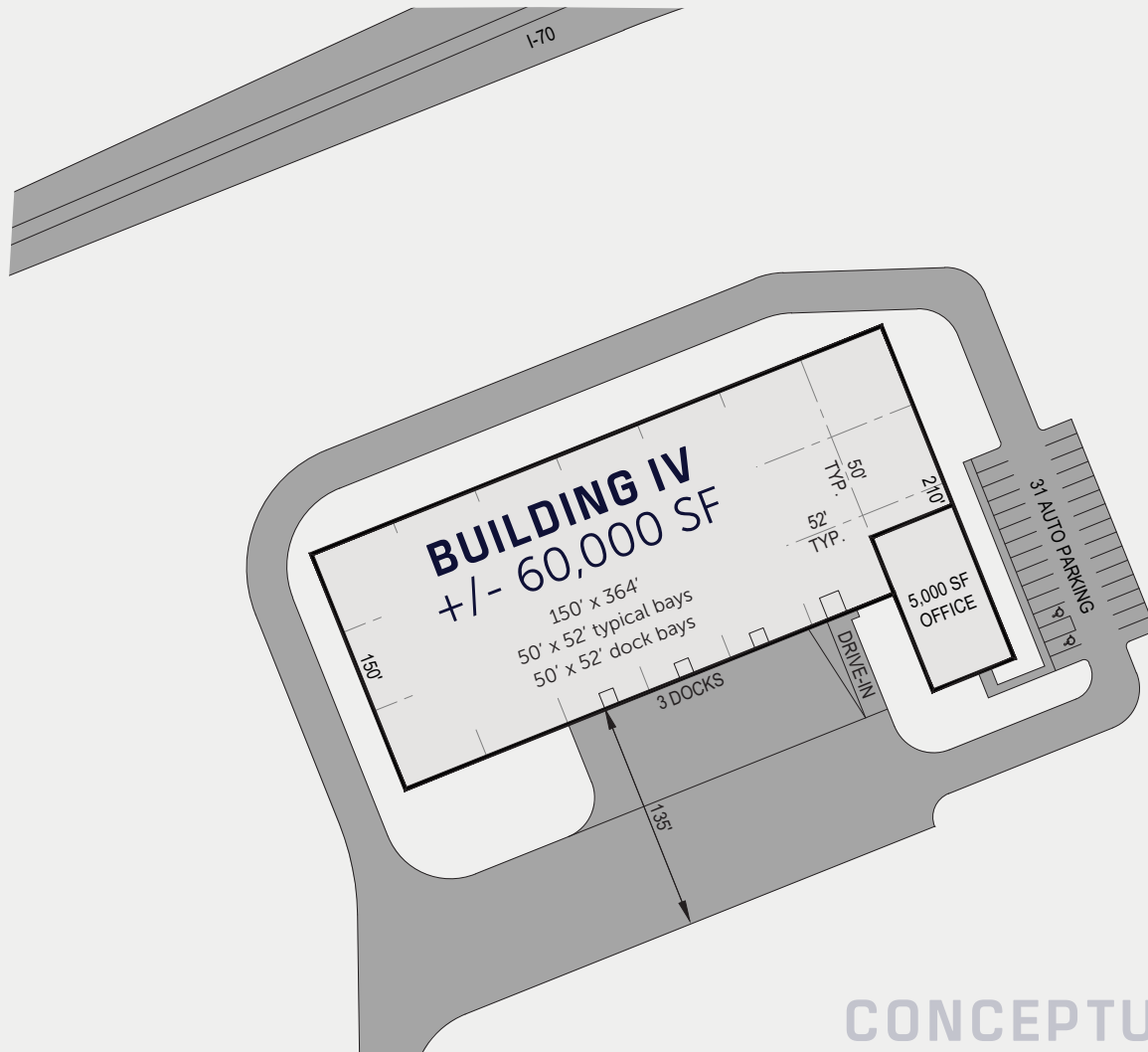
1 drive-in door

Infrastructure ready





Outside storage permitted

Two dedicated 12.47 kV distribution circuits





up to 60,000 SF

-  build-to-suit office area
-  26' clear height
maximum clear height of 75'
-  30 auto parking
-  3 docks
-  1 drive-in door
-  Infrastructure ready

Seeking
LEED® Certification

CONCEPTUAL SITE PLAN

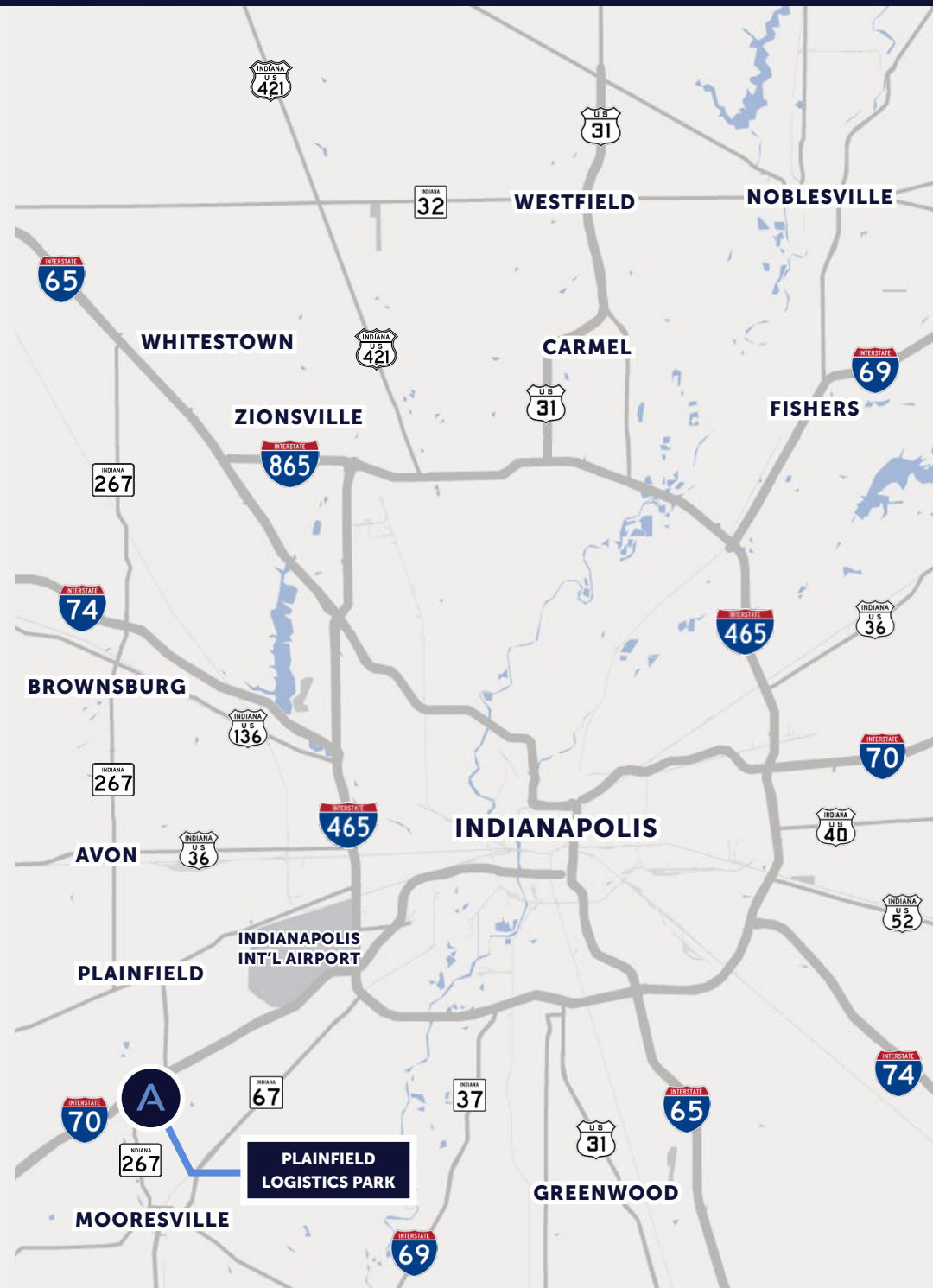
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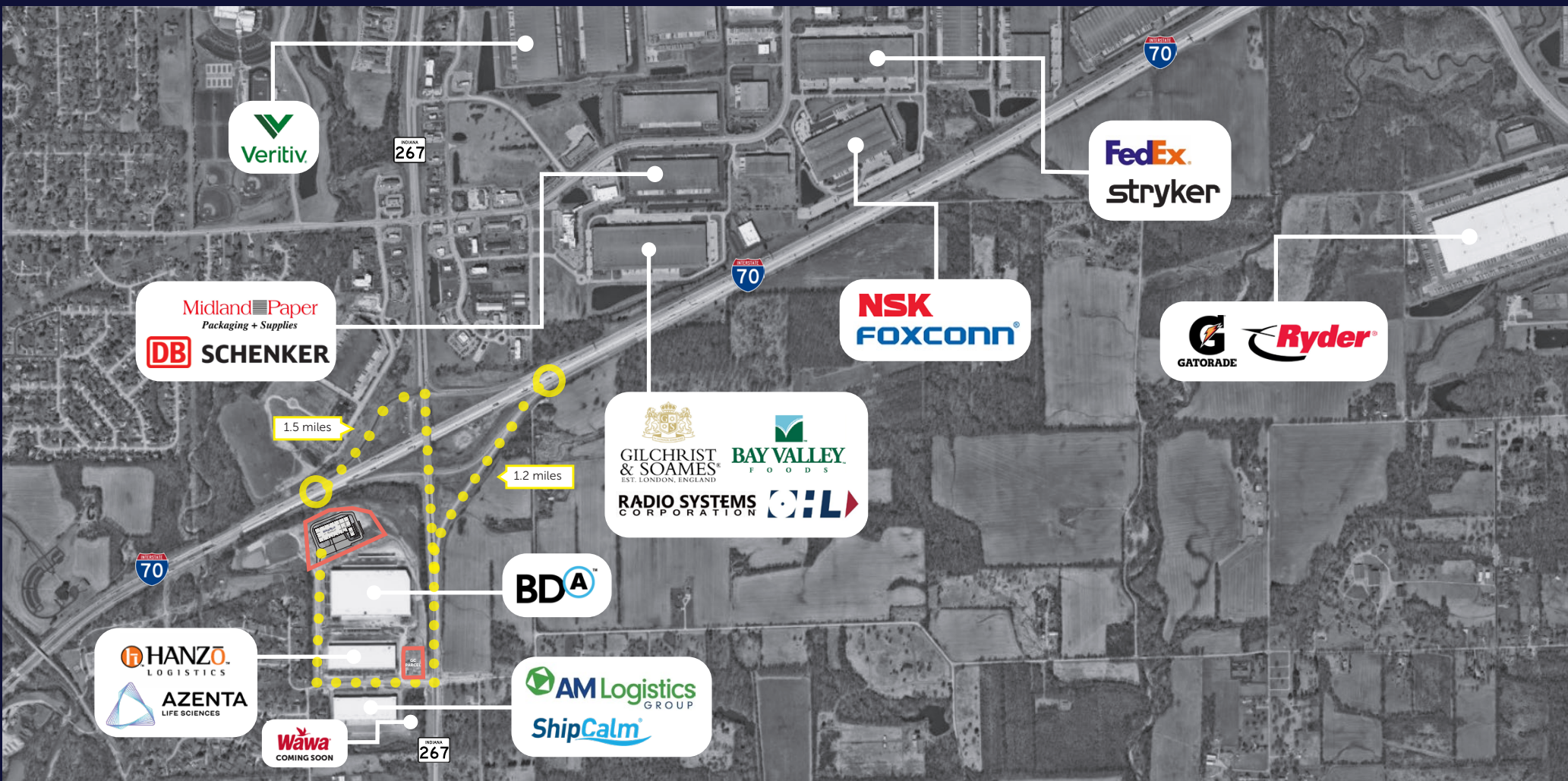
ACCESS & LABOR

Located in the southwest submarket of Indianapolis, **Plainfield Logistics Park offers immediate access to I-70 and easy access to the I-65 and I-74 corridors.** Also in close proximity is the Indianapolis International Airport, which features the second largest FedEx hub in the world.

- Located in Plainfield, Indiana, Hendricks County
- **4 interstates through Indianapolis** — I-65, I-70, I-69 and I-74 — all easily accessed via I-465
- Immediate access to I-70 via SR 267
- **10-minute drive time** to I-465 beltway and **20-minute drive time** to Indianapolis
- **8-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- 167,000 population in Hendricks county with dedicated programs to support a **large, highly skilled workforce**
- **#1 in Midwest** and **#5 in the nation** as Best State for Business

Reach **50% of U.S.** population in **one-day** drive





Plainfield Logistics Park

PLAINFIELDLOGISTICSPARK.COM

AMBROSEPG.COM/PROPERTIES

LUKE WESSEL, SIOR
Vice Chair, Cushman & Wakefield
luke.wessel@cushwake.com | 317.639.0471

GRANT LINDLEY, SIOR, CCIM
Executive Director, Cushman & Wakefield
grant.lindley@cushwake.com | 317.639.0446

STEPHEN LINDLEY
Vice President, Development, Ambrose
slindley@ambrosepg.com | 317.414.2112

AMBROSE

