

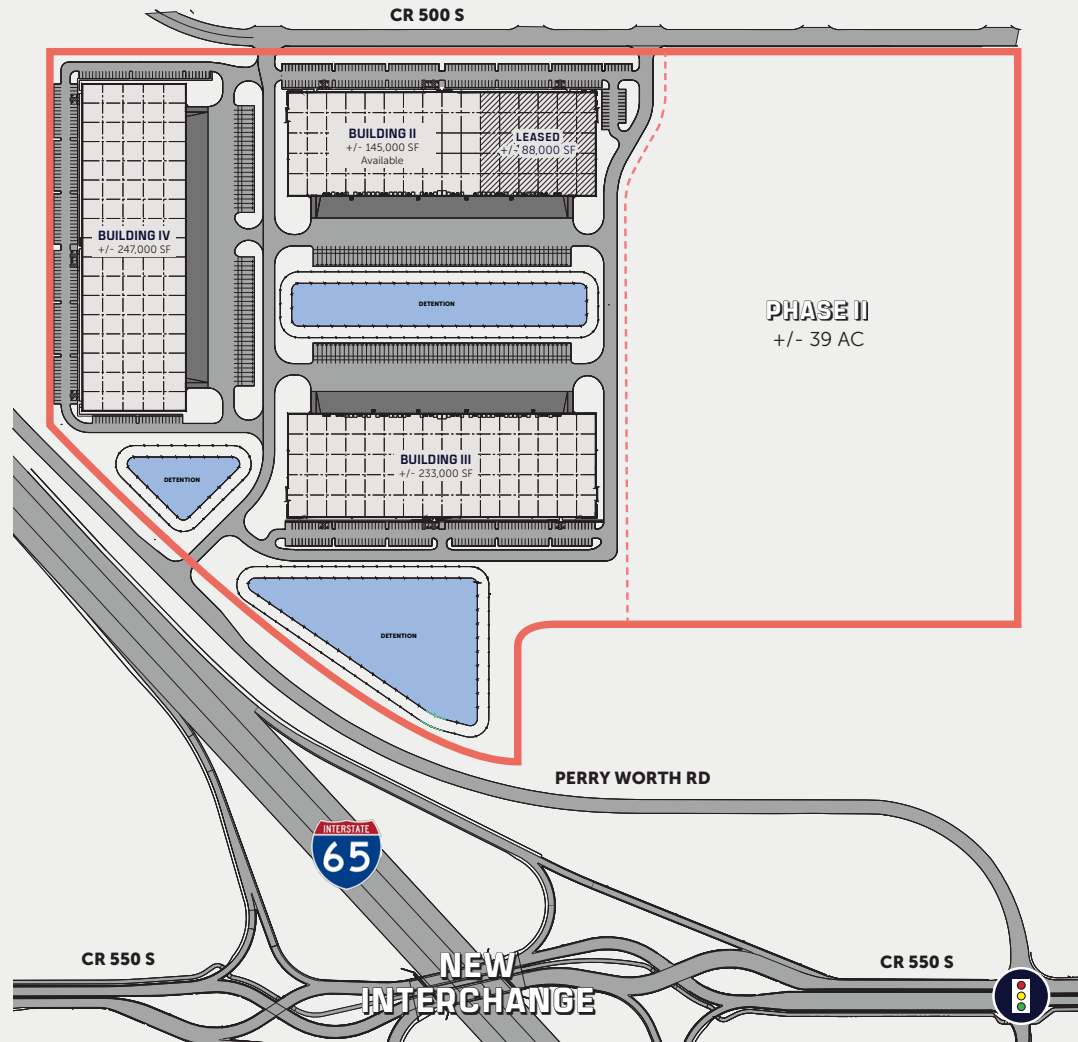
Indianapolis Logistics Park - Northwest

95.5-ACRE PARK LOCATED IN WHITESTOWN, IN

40,000 - 248,000 SF spaces available
10-year tiered tax abatement in place



BUILDING II: +/- 17.6 acres BUILDING III: +/- 19.2 acres BUILDING IV: +/- 19.7 acres



Building II

Q2 2024
Site Mobilization

Q4 2024
Available for Fixturing

Q1 2025
Building Completion

Building III

Q2 2024
Site Mobilization

Q4 2024
Available for Fixturing

Q1 2025
Building Completion

WATER & SEWER

Whitestown Public Works

GAS

CenterPoint Energy

ELECTRIC

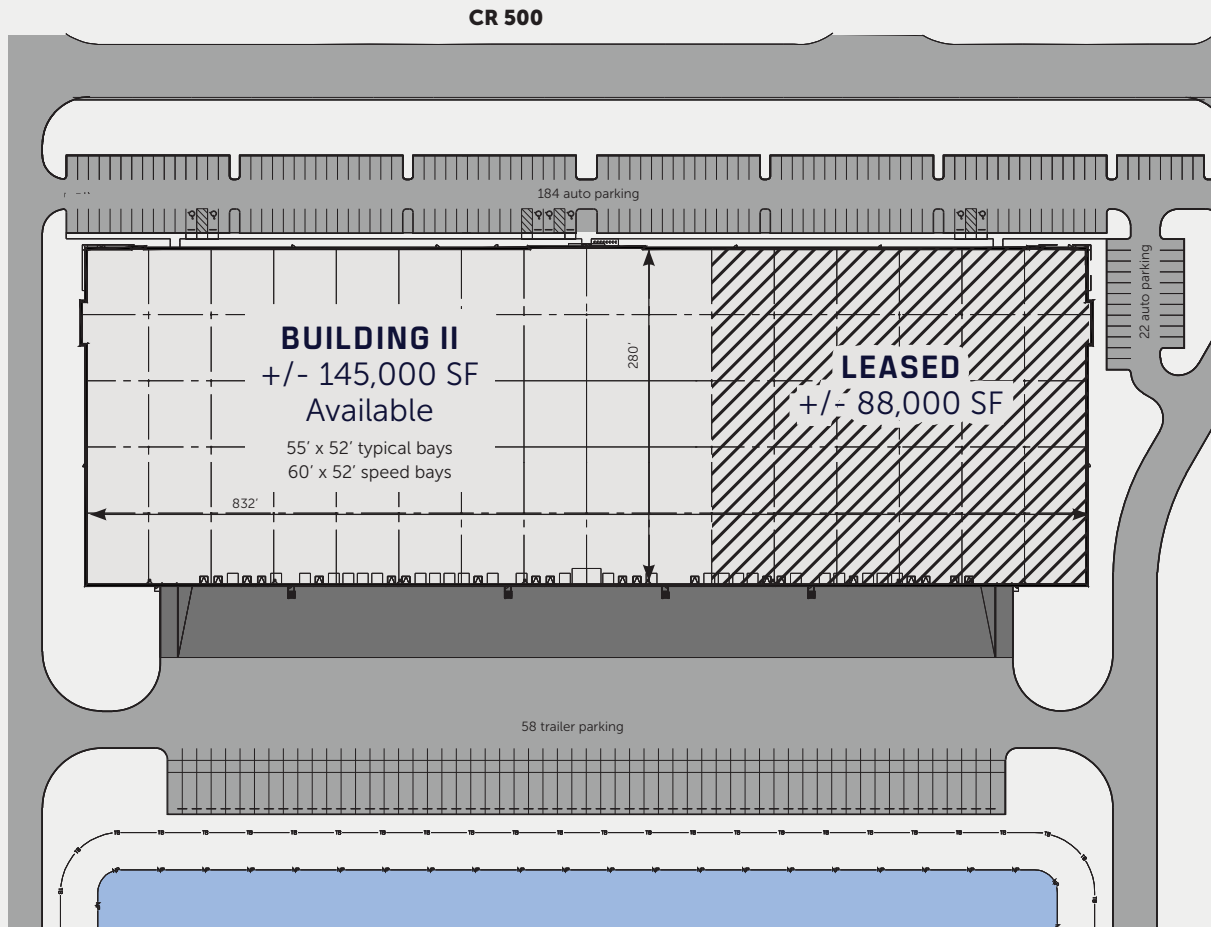
Boone REMC

DATA

TDS

10-year tiered
tax abatement in place

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**



+/- 145,000 SF AVAILABLE

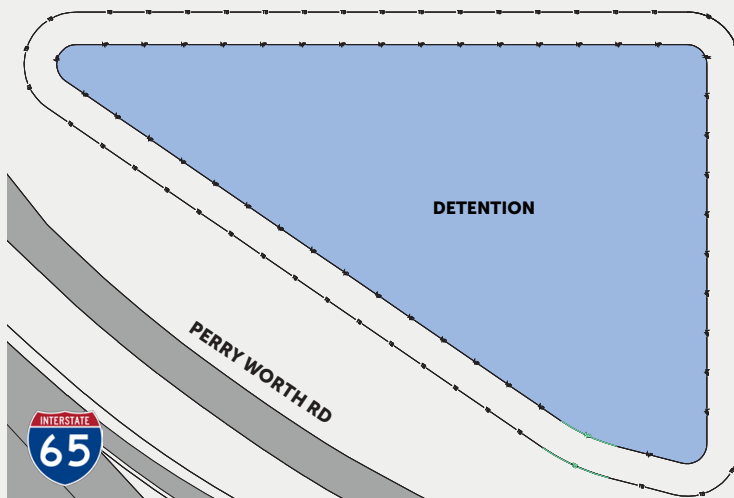
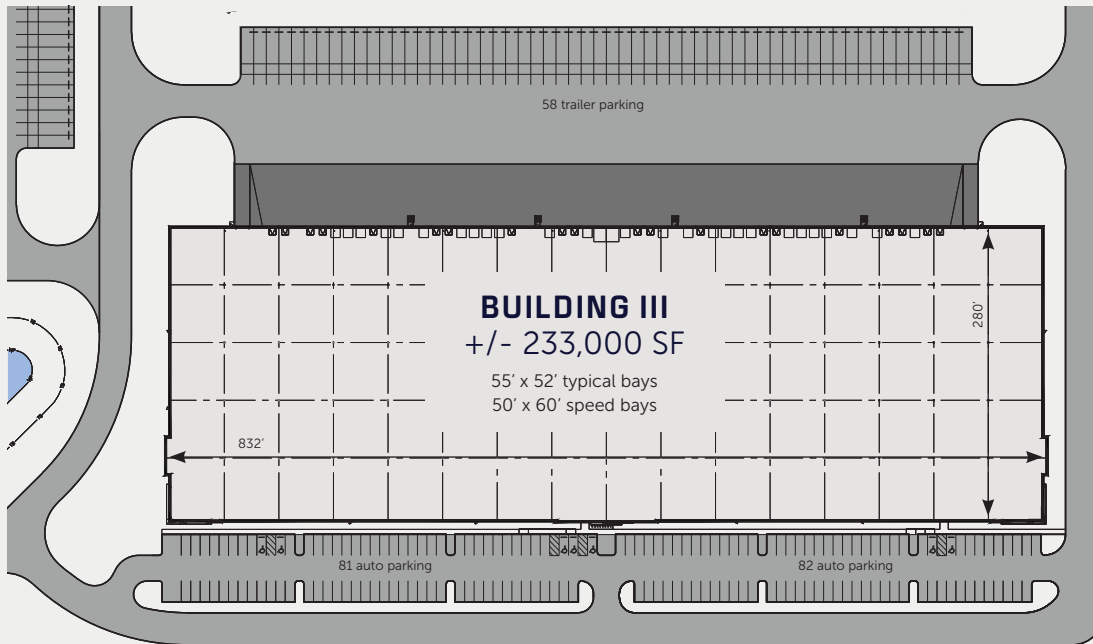
- 40,000 SF min. divisibility
- +/- 2,500 SF office space
- 211 auto parking
- 58 trailer parking
- 32' clear height
- +/- 24 docks
- 2 drive-in doors
- 7" thick unreinforced slab
- Two 2,000-amp 480/277v three-phase power services (expandable)

Q2 2024
Site Mobilization










Q4 2024
Available for Fixturing

Q1 2025
Building Completion

SEEKING LEED® CERTIFICATION



+/- 233,000 SF

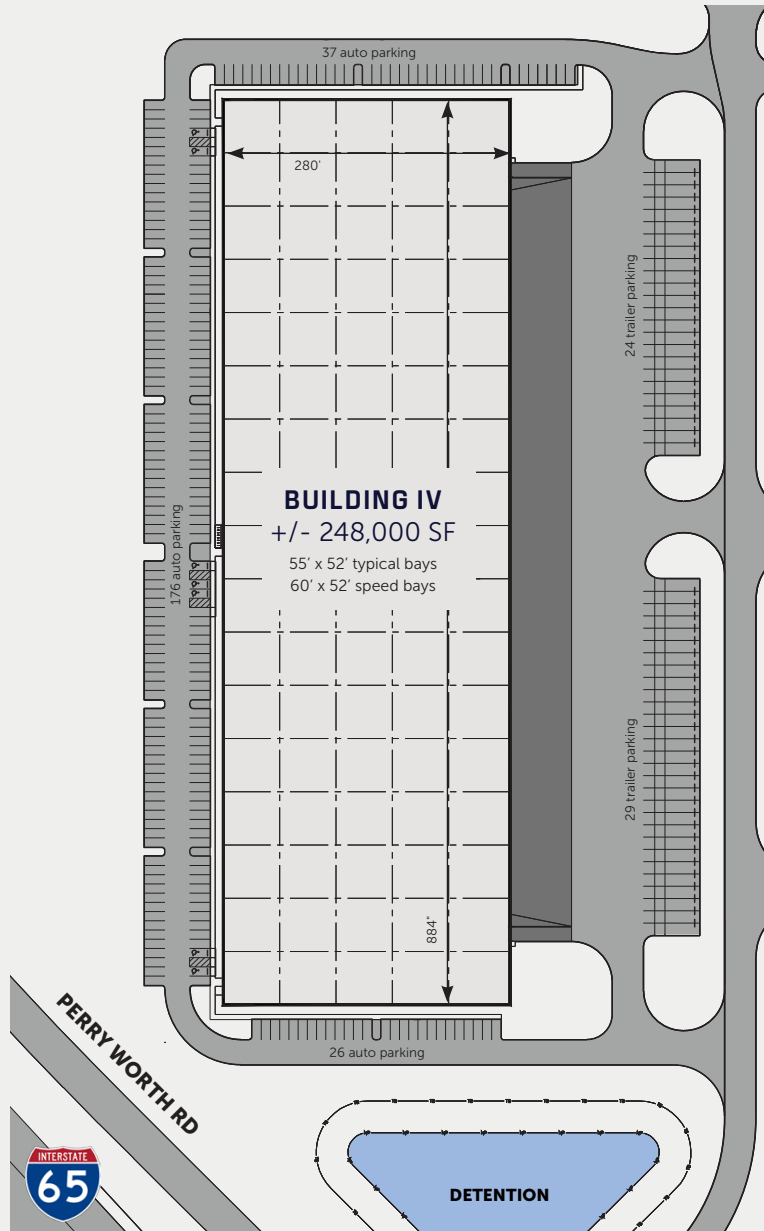
-  40,000 SF min. divisibility
-  +/- 2,500 SF office space
-  168 auto parking
-  58 trailer parking
-  32' clear height
-  +/- 24 docks
-  2 drive-in doors
-  7" thick unreinforced slab
-  Two 2,000-amp 480/277v three-phase power services (expandable)

Q2 2024
Site Mobilization

Q4 2024
Available for Fixturing

Q1 2025
Building Completion

SEEKING LEED® CERTIFICATION



BUILDING IV
 +/- 248,000 SF
 55' x 52' typical bays
 60' x 52' speed bays

+/- 248,000 SF

- 239 auto parking
- 53 trailer parking
- 32' clear height
- +/- 25 docks
- 2 drive-in doors
- 7" thick unreinforced slab
- Two 2,000-amp 480/277v three-phase power services (expandable)

AVAILABLE FOR BUILD-TO-SUIT

SEEKING LEED® CERTIFICATION

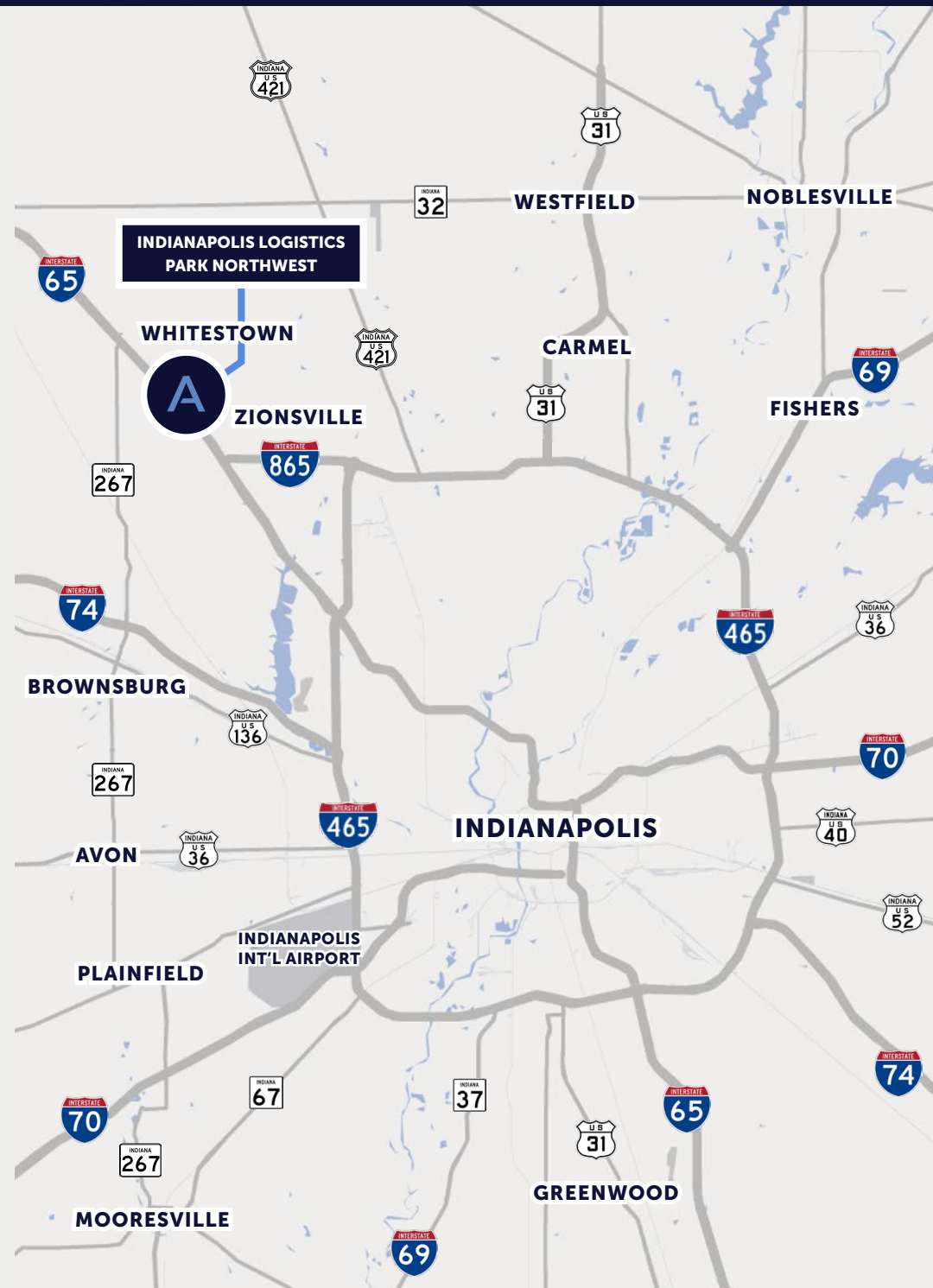
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ACCESS & LABOR

Located in the northwest submarket of Indianapolis in one of Indiana's fastest growing counties, **Indianapolis Logistics Park Northwest** offers immediate access to I-65 via a new interchange and close proximity to a large surrounding labor pool.

- Located in Whitestown, Indiana, Boone County
- **4 interstates through Indianapolis** – I-65, I-70, I-69 and I-74 – all easily accessed via I-465
- 8-minute drive time to I-465 via I-865
- **25-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- 185,000 population within 10-mile radius
- **#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





Indianapolis Logistics Park - Northwest

ILPNW.CBRE-PROPERTIES.COM

AMBROSEPG.COM/PROPERTIES

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