

Indianapolis Logistics Park - Northwest

145,000 - 233,000 SF AVAILABLE NOW IN BUILDINGS II AND III

95.5-ACRE PARK LOCATED IN WHITESTOWN, IN

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

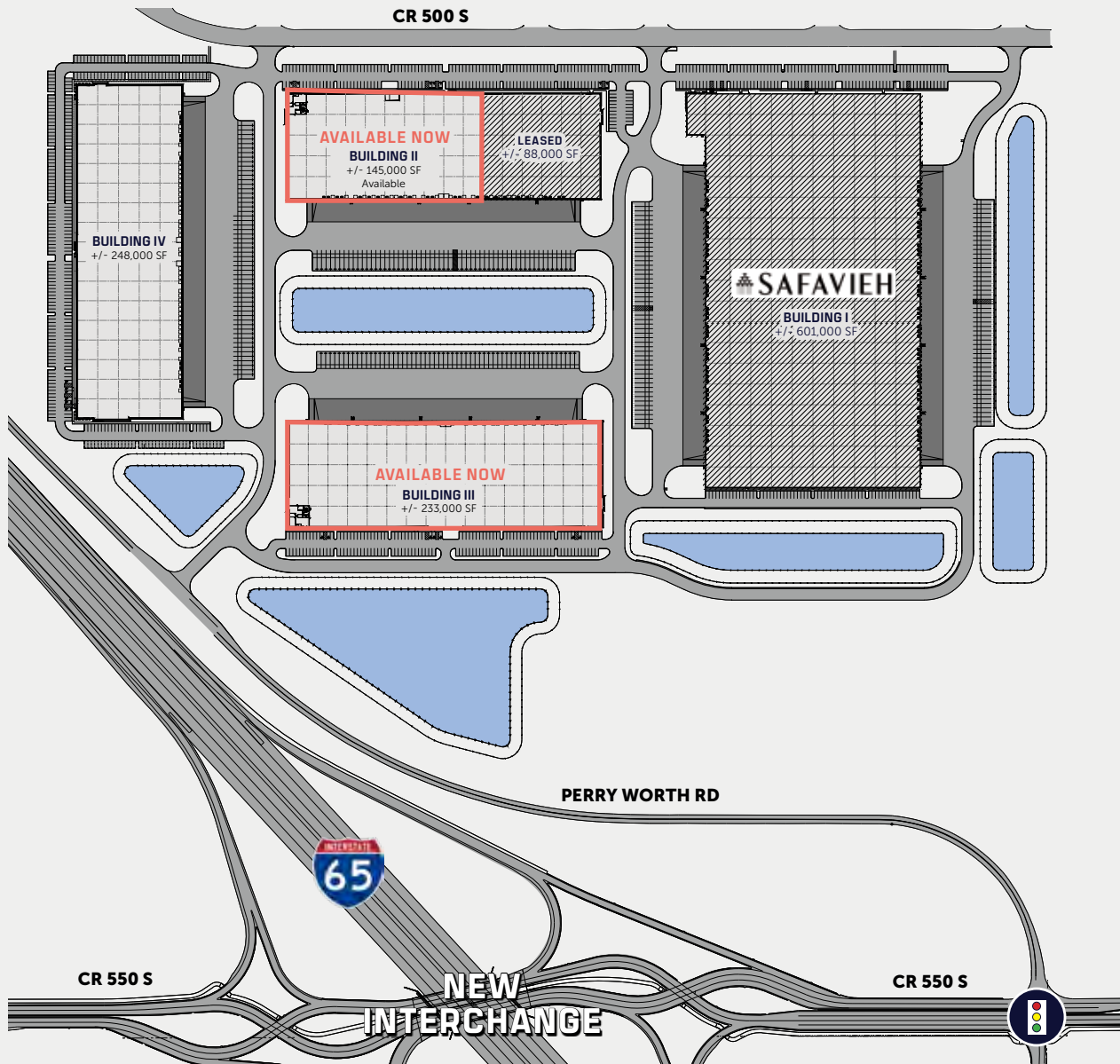




MASTER PARK SITE PLAN +/- 56.5 ACRES



BUILDING II: +/- 15.6 acres **BUILDING III:** +/- 17.4 acres **BUILDING IV:** +/- 17.3 acres **COMMON AREAS:** +/- 6.2 acres



Building II

AVAILABLE NOW

145,000 SF REMAINING

Available for Immediate Fixturing

2,970 SF

Speculative Office

Building III

AVAILABLE NOW

233,000 SF REMAINING

Available for Immediate Fixturing

2,970 SF

Speculative Office

WATER & SEWER

Whitestown Public Works

GAS

CenterPoint Energy

ELECTRIC

Boone REMC

DATA

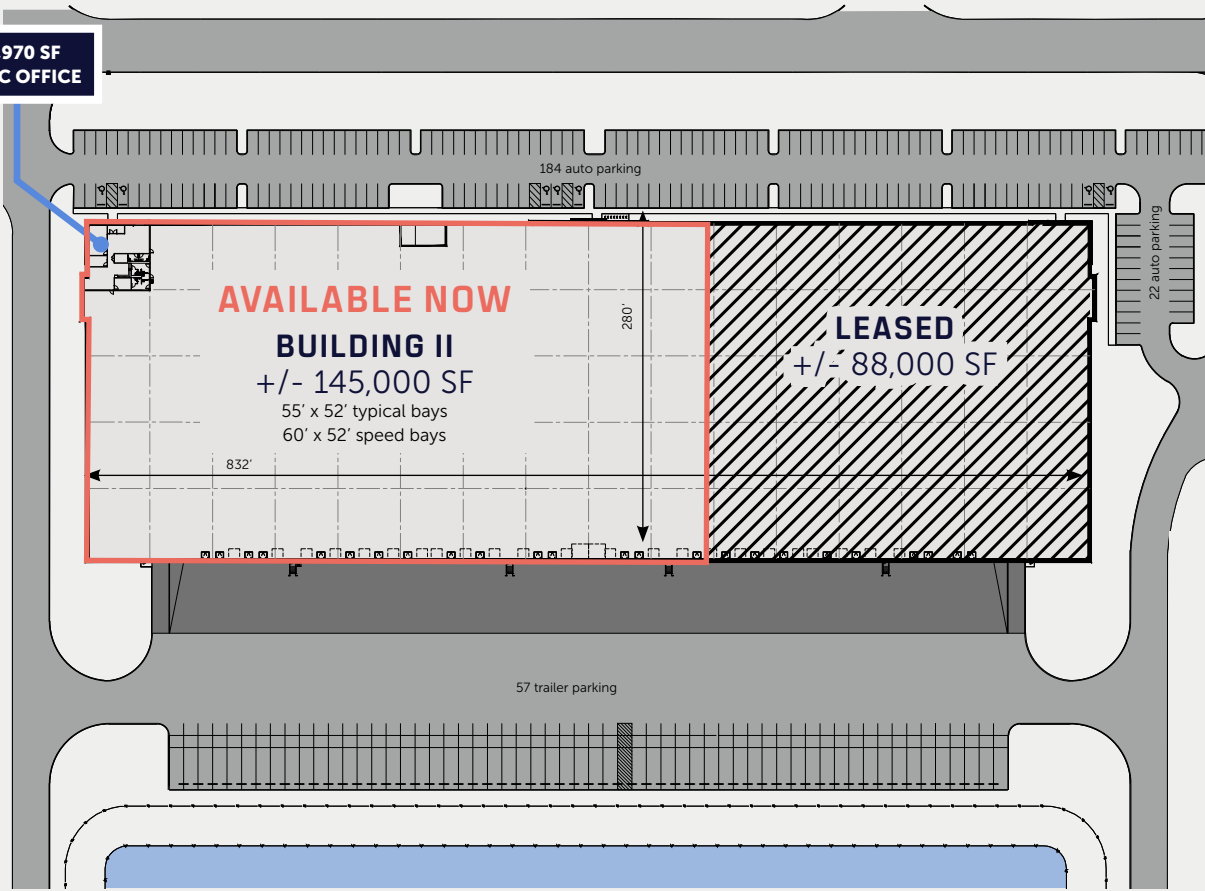
TDS

10-year tiered tax abatement in place

ALL BUILDINGS SEEKING LEED® CERTIFICATION

CR 500

2,970 SF
SPEC OFFICE



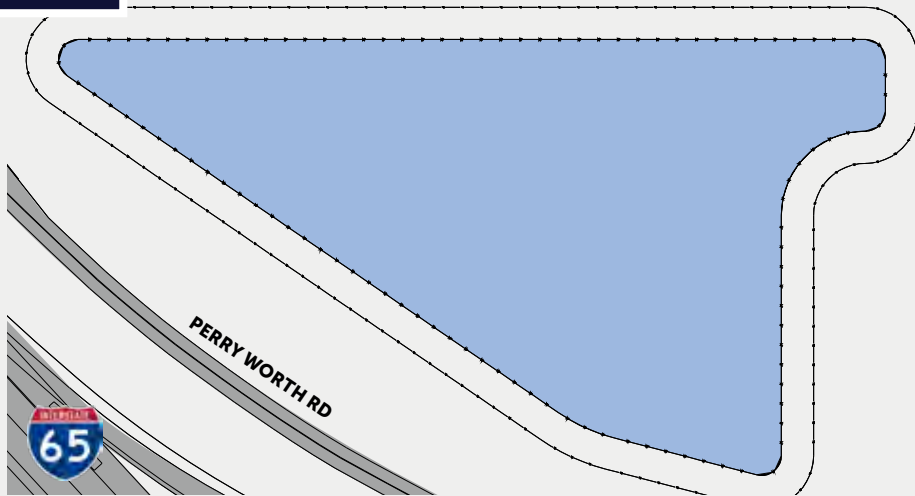
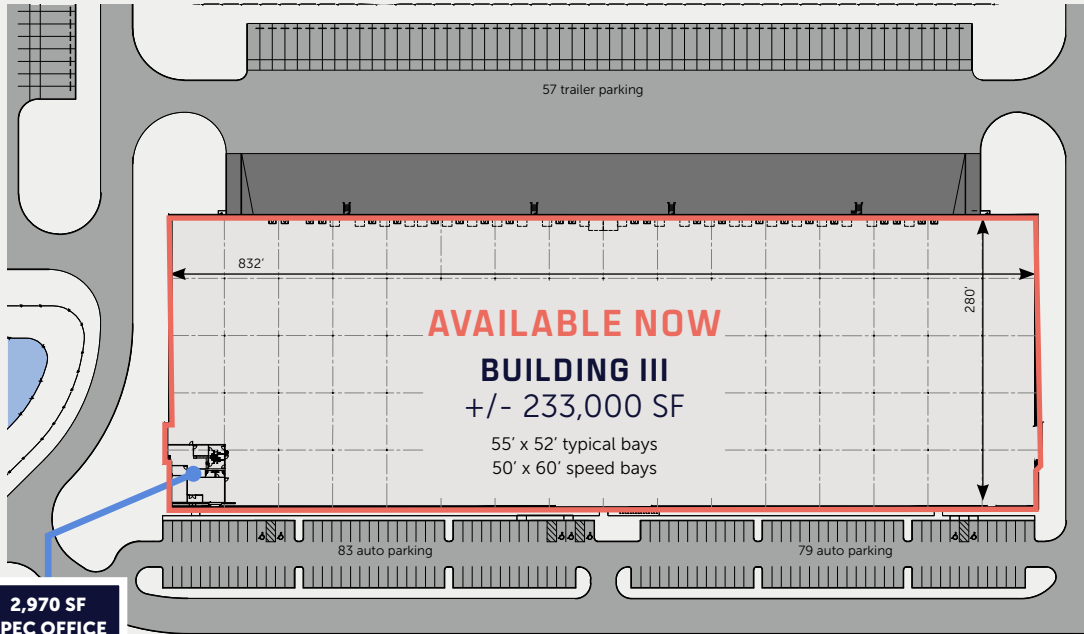
+/- 145,000 SF AVAILABLE

- 40,000 SF min. divisibility
- 2,970 SF office space
- 206 auto parking
- 57 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)

AVAILABLE NOW
For Immediate Fixturing

SEEKING LEED® CERTIFICATION

5163 PERRY WORTH ROAD, WHITESTOWN, IN 46075

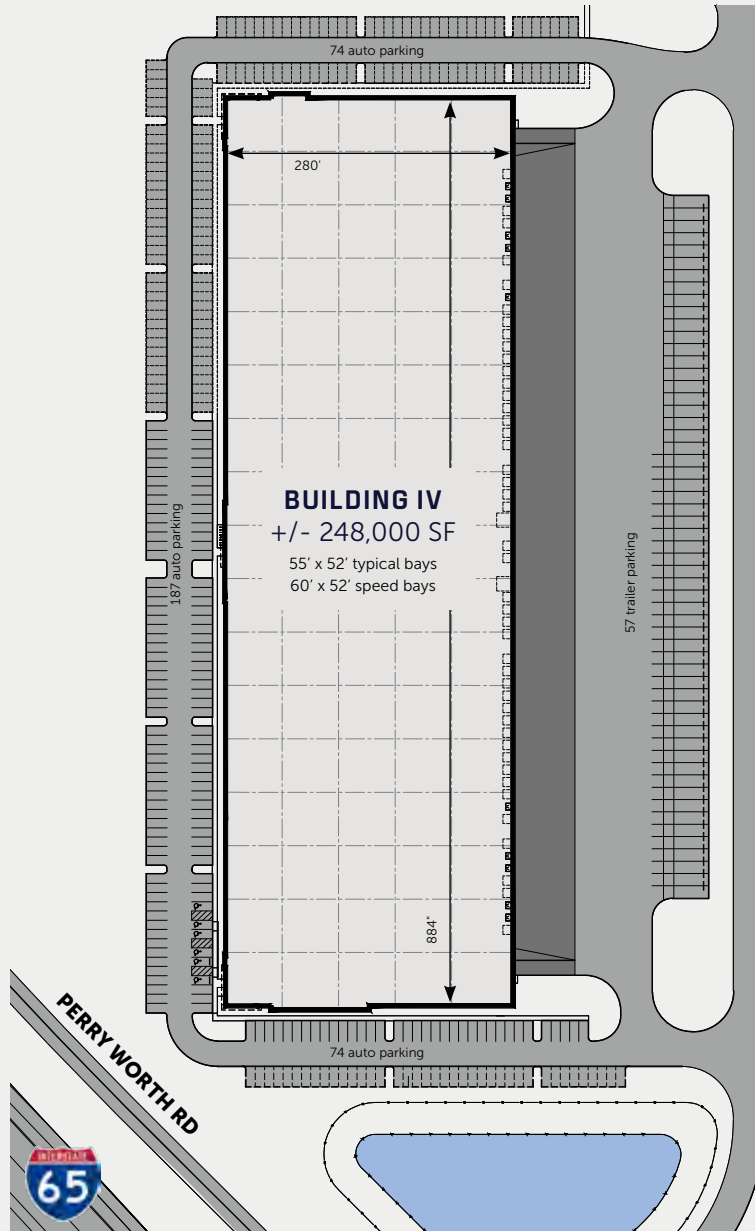


+/- 233,000 SF

- 40,000 SF min. divisibility
- 2,970 SF office space
- 162 auto parking
- 57 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)

AVAILABLE NOW
 For Immediate Fixturing

SEEKING LEED® CERTIFICATION



+/- 248,000 SF

- 335 auto parking
- 57 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

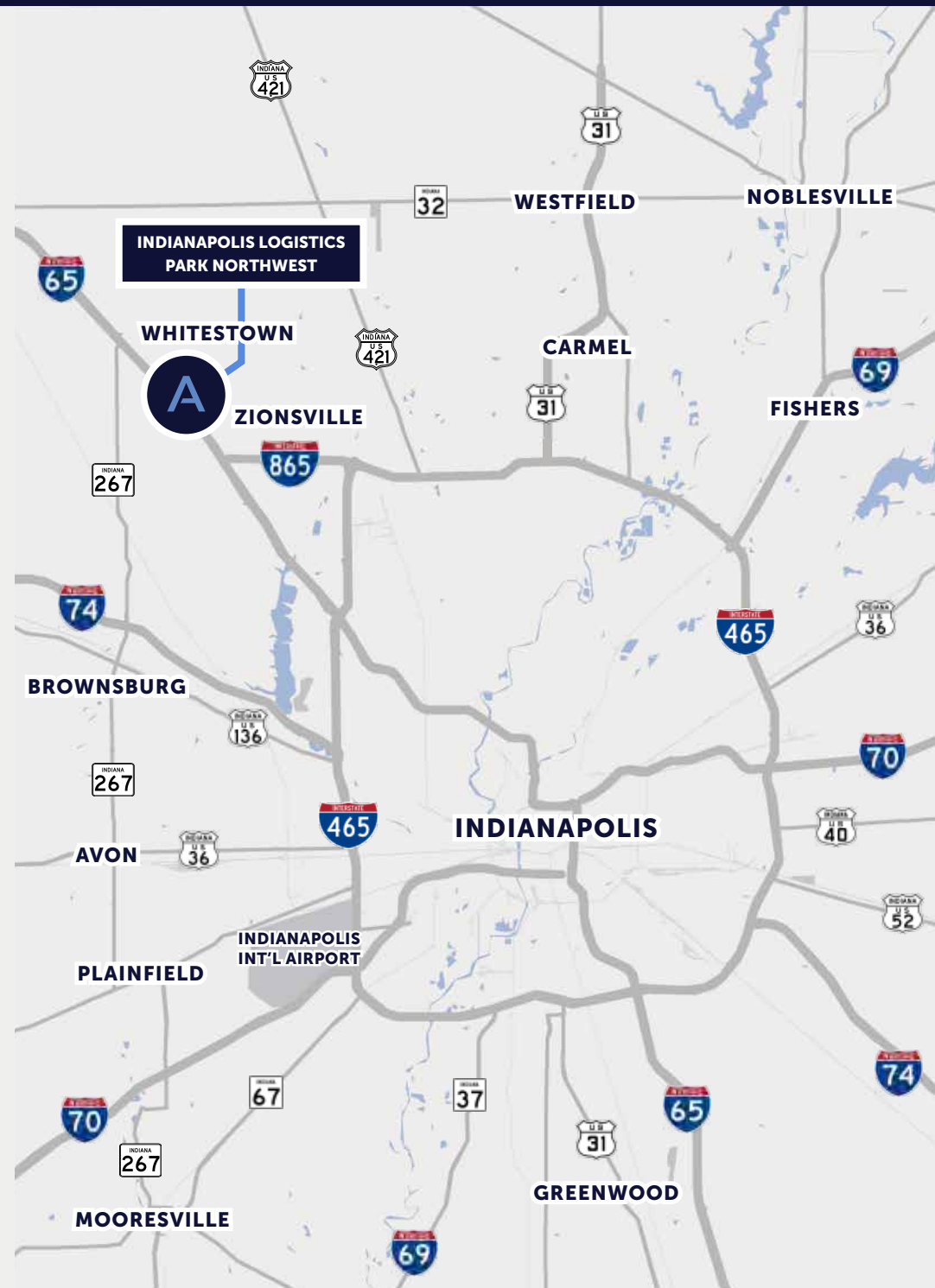
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ACCESS & LABOR

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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