Indianapolis Logistics Park - Northwest Phase II

104-ACRE CLASS A INDUSTRIAL PARK

45,000 - 765,000 SF spaces available

CLICK OR SCAN

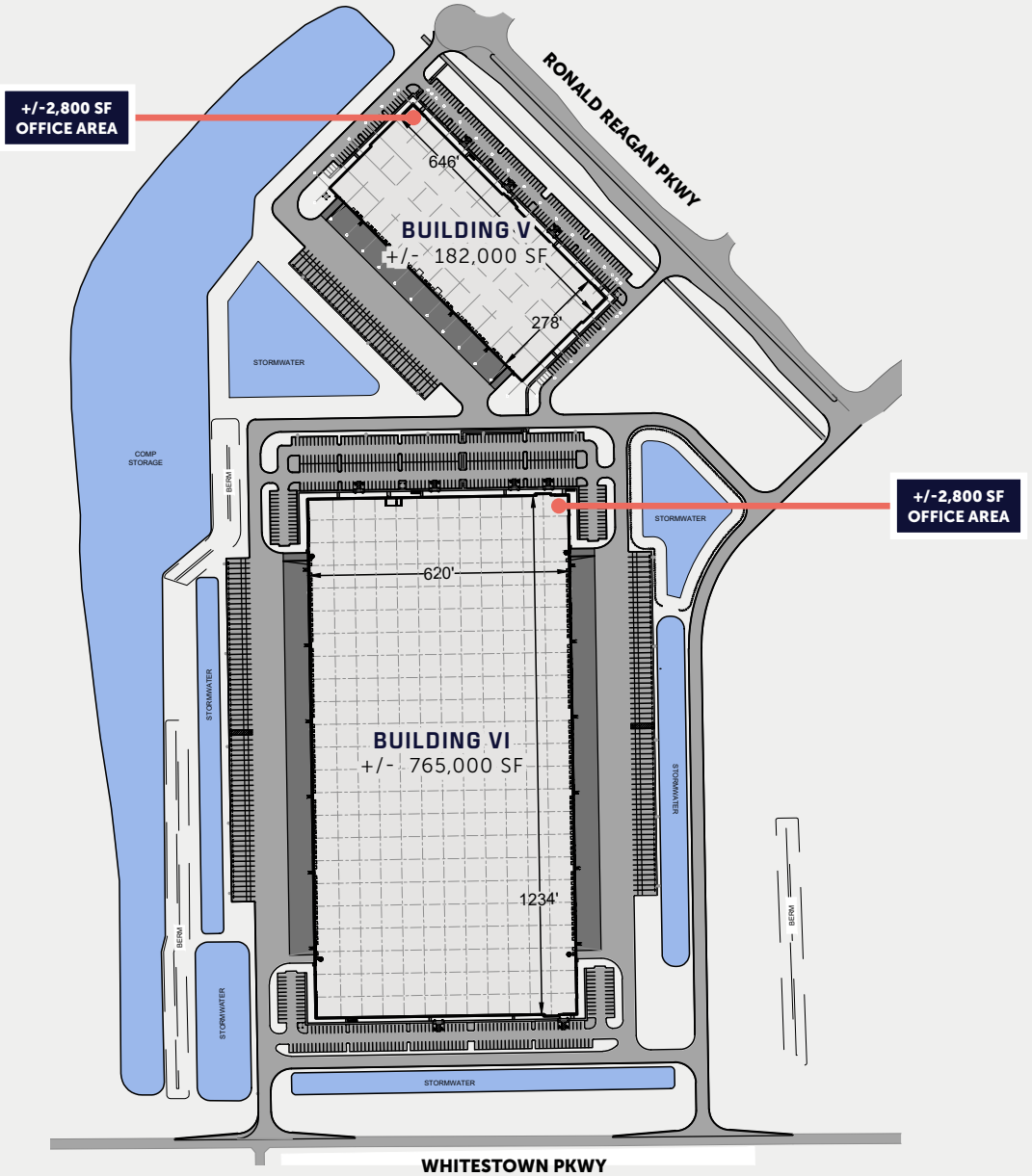


AMBROSE

Colliers

MASTER PARK SITE PLAN **+/-104 ACRES**

BUILDING V: +/-11 acres **BUILDING VI:** +/-47 acres **COMMON AREAS:** +/-46 acres



Building V

SEPT 2026
Site Mobilization

AUG 2027
Available for Fixturing

SEPT 2027
Building Completion

Building VI

SEPT 2026
Site Mobilization

AUG 2027
Available for Fixturing

SEPT 2027
Building Completion

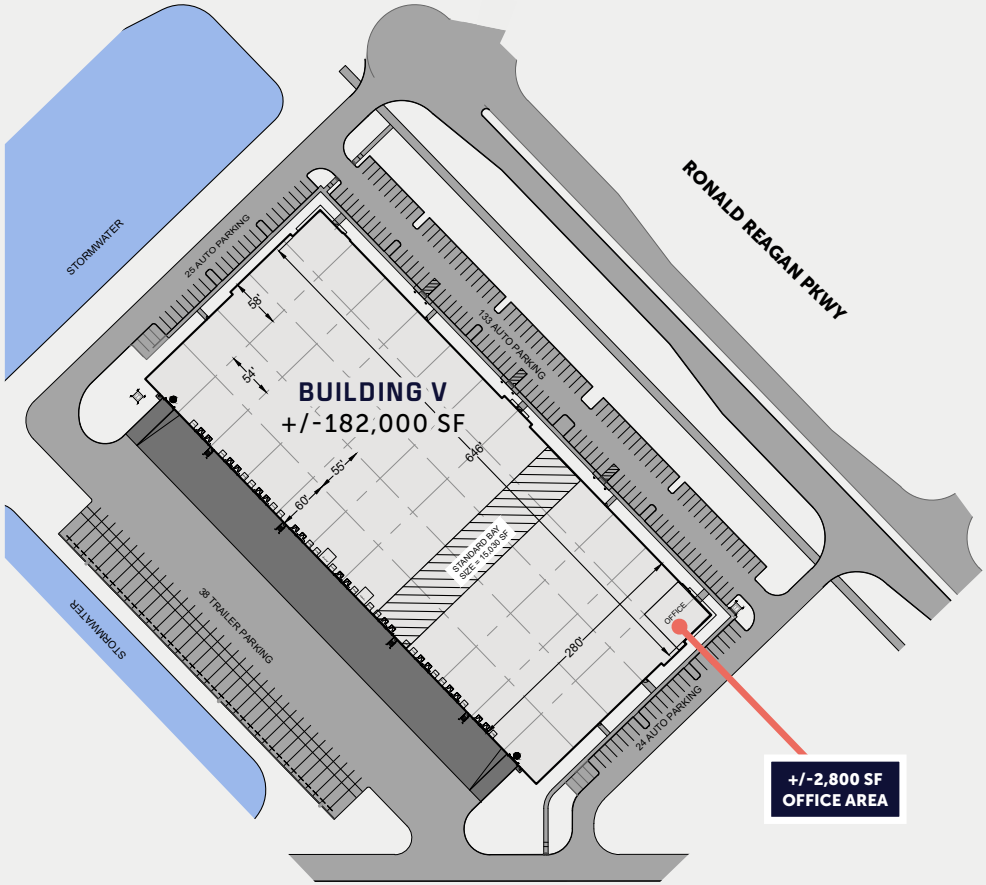
WATER & SEWER
Whitestown Public Works

GAS
CenterPoint Energy

ELECTRIC
Boone REMC

DATA
TDS

ALL BUILDINGS SEEKING
LEED SILVER® CERTIFICATION



BUILDING V +/-182,000 SF

45,000 SF min. divisibility

+/-2,800 SF office area

32' clear height

182 auto parking

38 trailer parking

54' x 55' typical bays

54' x 60' speed bays

18 docks positions; 18 future

2 drive-in doors; 2 future

7" thick reinforced slab

(2) 2,000-amp 480 / 277v power services

Seeking LEED Silver®

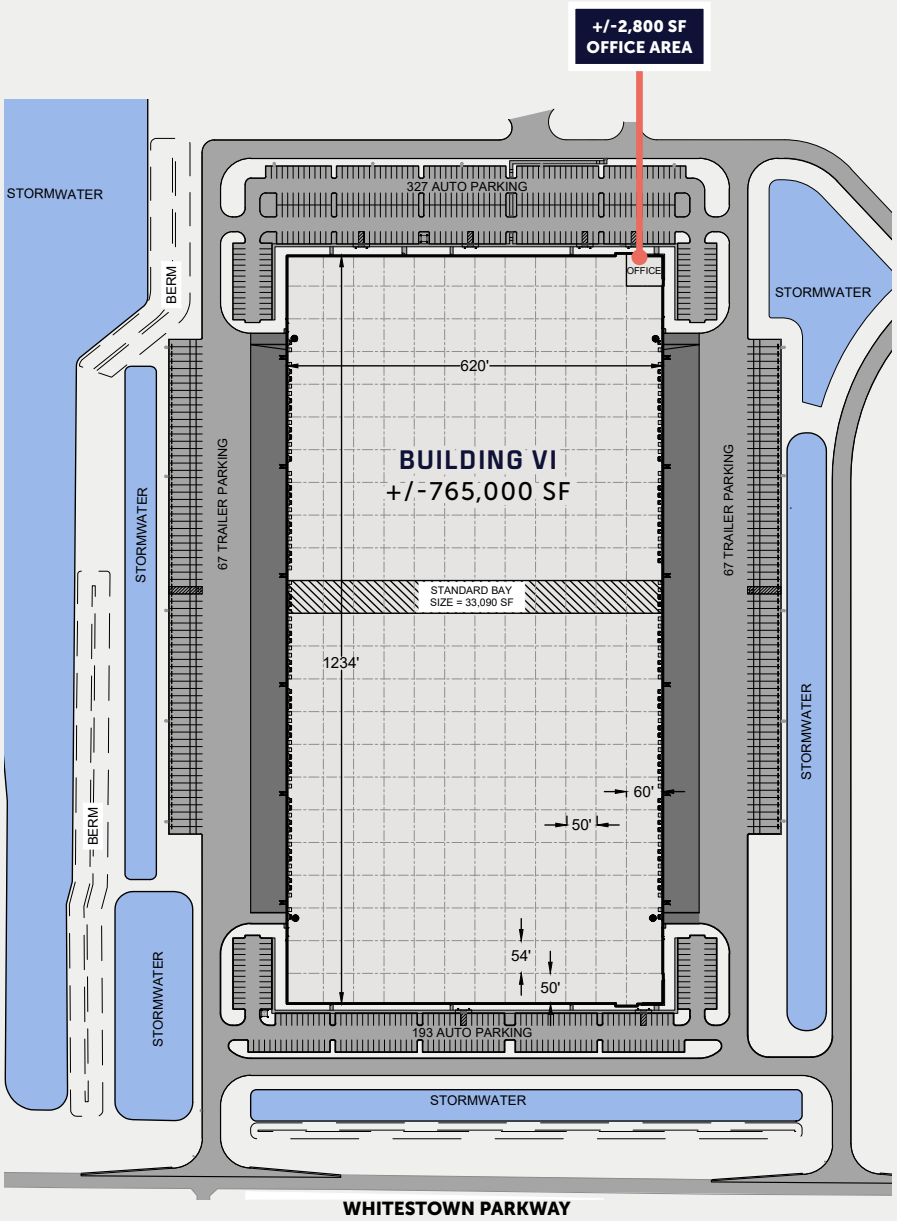
SEPT 2026
Site Mobilization

AUG 2027
Available for Fixturing

SEPT 2027
Building Completion

SITE PLAN LEGEND

- Drive in door
- Drive in door (future)
- Dock position
- Future dock position



BUILDING VI +/-765,000 SF

380,000 SF min. divisibility

+/-2,800 SF office area

40' clear height

520 auto parking

134 trailer parking

50' x 54' typical bays

60' x 54' speed bays

76 docks positions; 71 future

4 drive-in doors

8" thick unreinforced slab

(2) 4,000-amp 480 / 277v three phase power services

Seeking LEED Silver®

SEPT 2026
Site Mobilization

AUG 2027
Available for Fixturing

SEPT 2027
Building Completion

SITE PLAN LEGEND

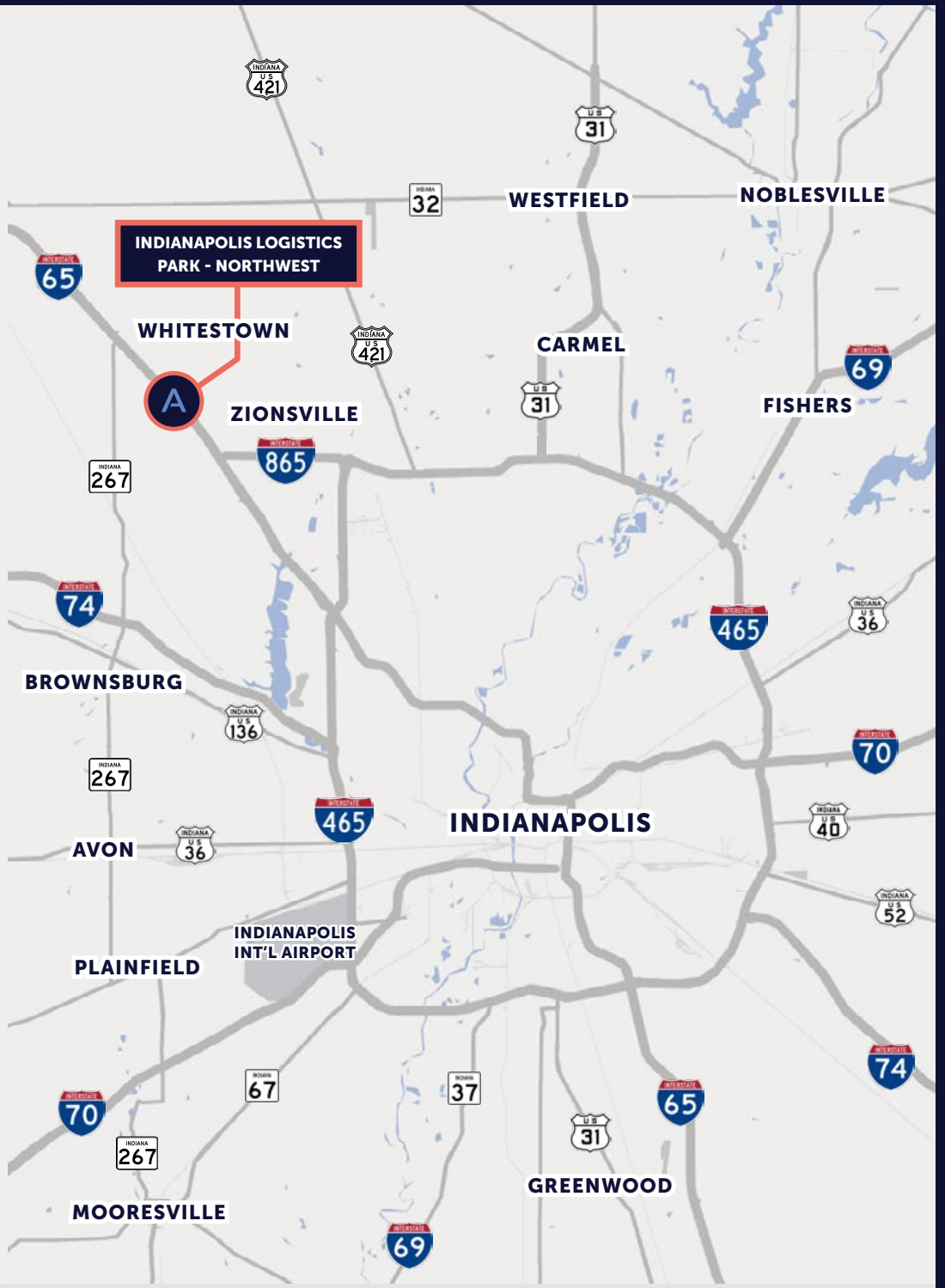
- Drive in door
- Dock position
- Future dock position

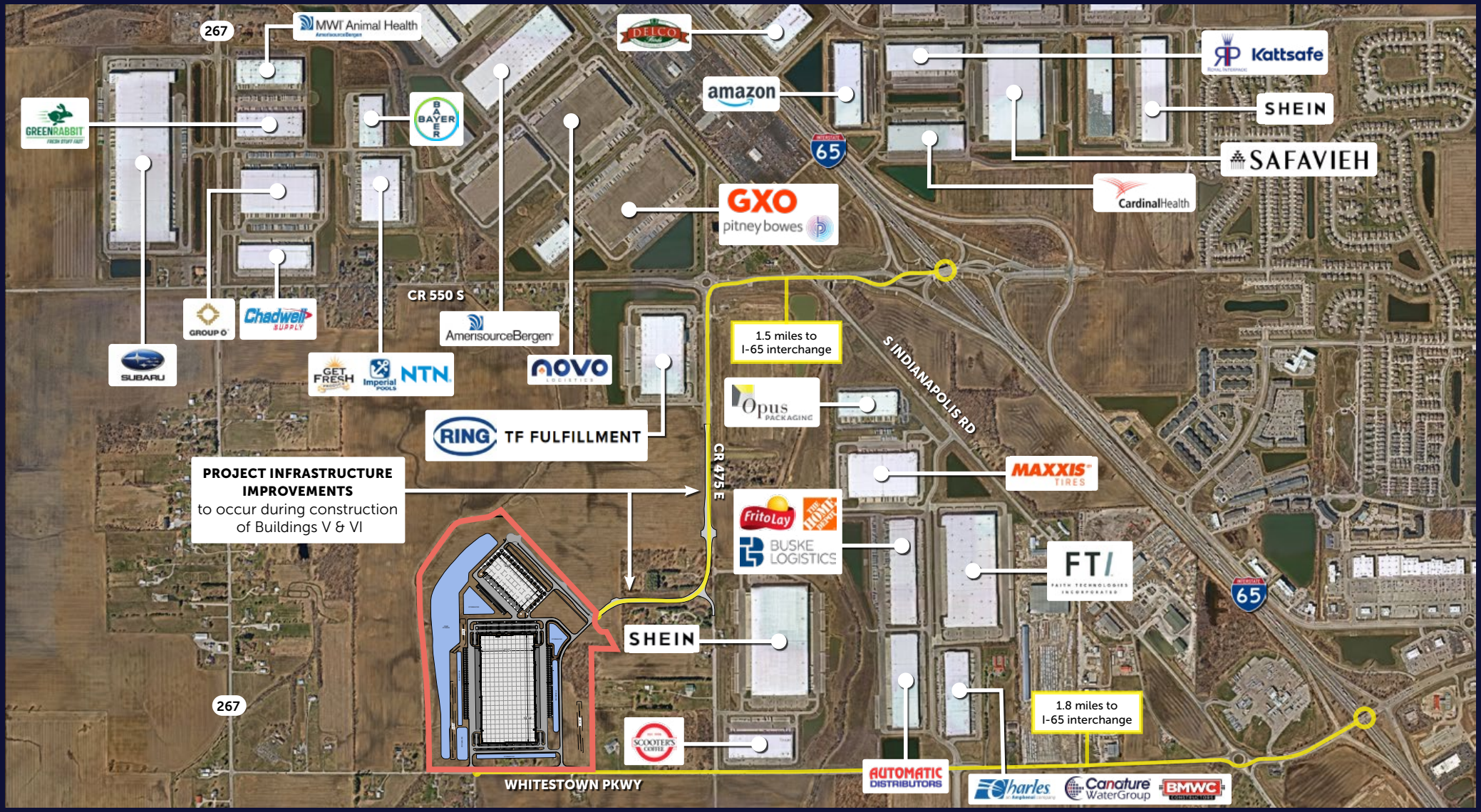
ACCESS, LABOR & ADVANTAGES

Located in the northwest submarket of Indianapolis in one of Indiana's fastest growing counties, **Indianapolis Logistics Park - Northwest offers easy access to I-65 via two nearby interchanges** 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

AMBROSEPG.COM/PROPERTIES

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