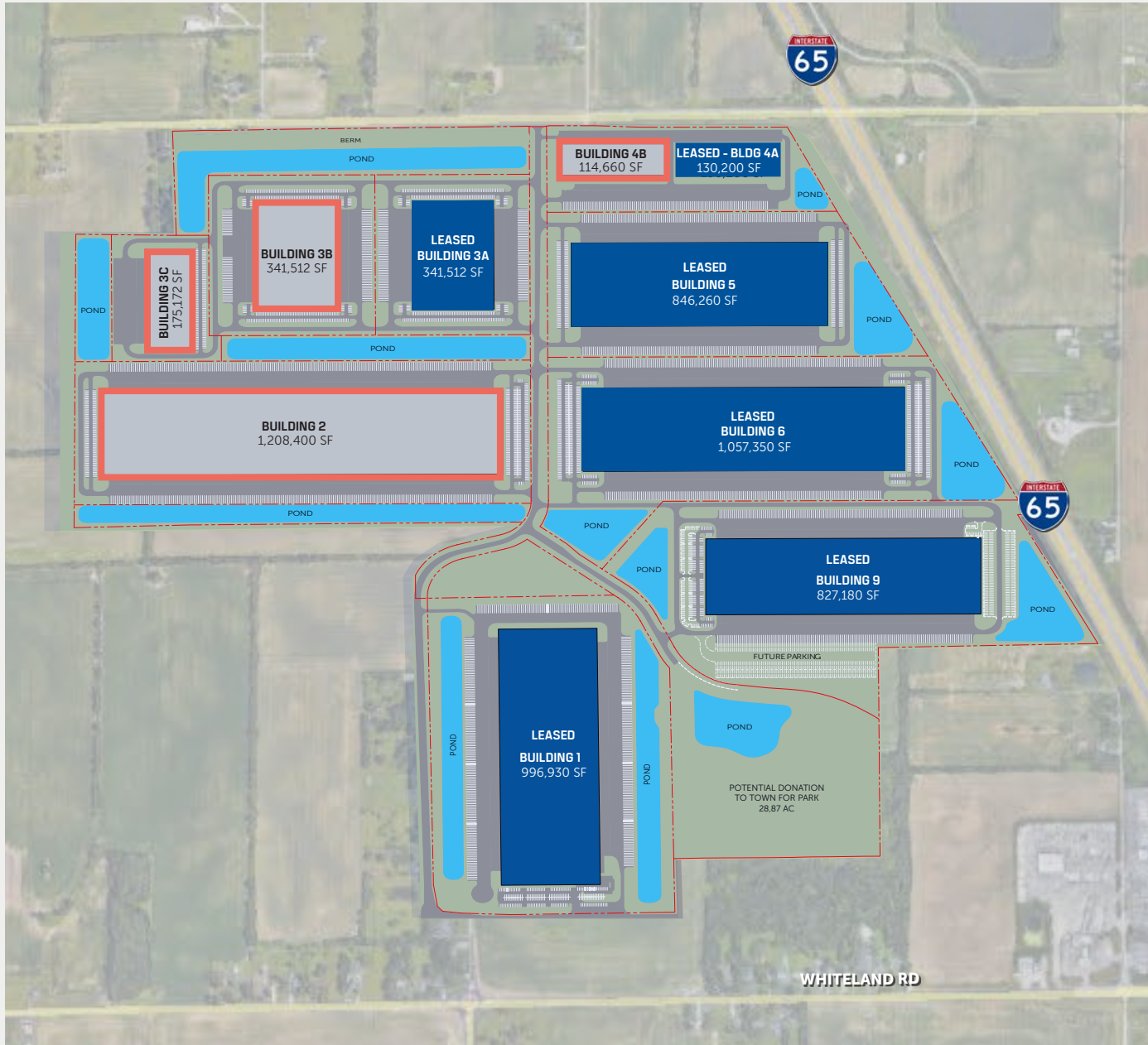


Indianapolis Logistics 65 South at MLP

475-ACRE CLASS A INDUSTRIAL PARK

40,000 - 114,660 SF AVAILABLE NOW IN BUILDING 4B

Up to 1.2 million SF available for build-to-suit
Indianapolis South Submarket (Whiteland, IN)



Building 4B

114,660 SF

AVAILABLE NOW

For Immediate Fixturing

Buildings 2, 3B & 3C

AVAILABLE

FOR BUILD-TO-SUIT

WATER & SEWER

Town of Whiteland

GAS

CenterPoint Energy

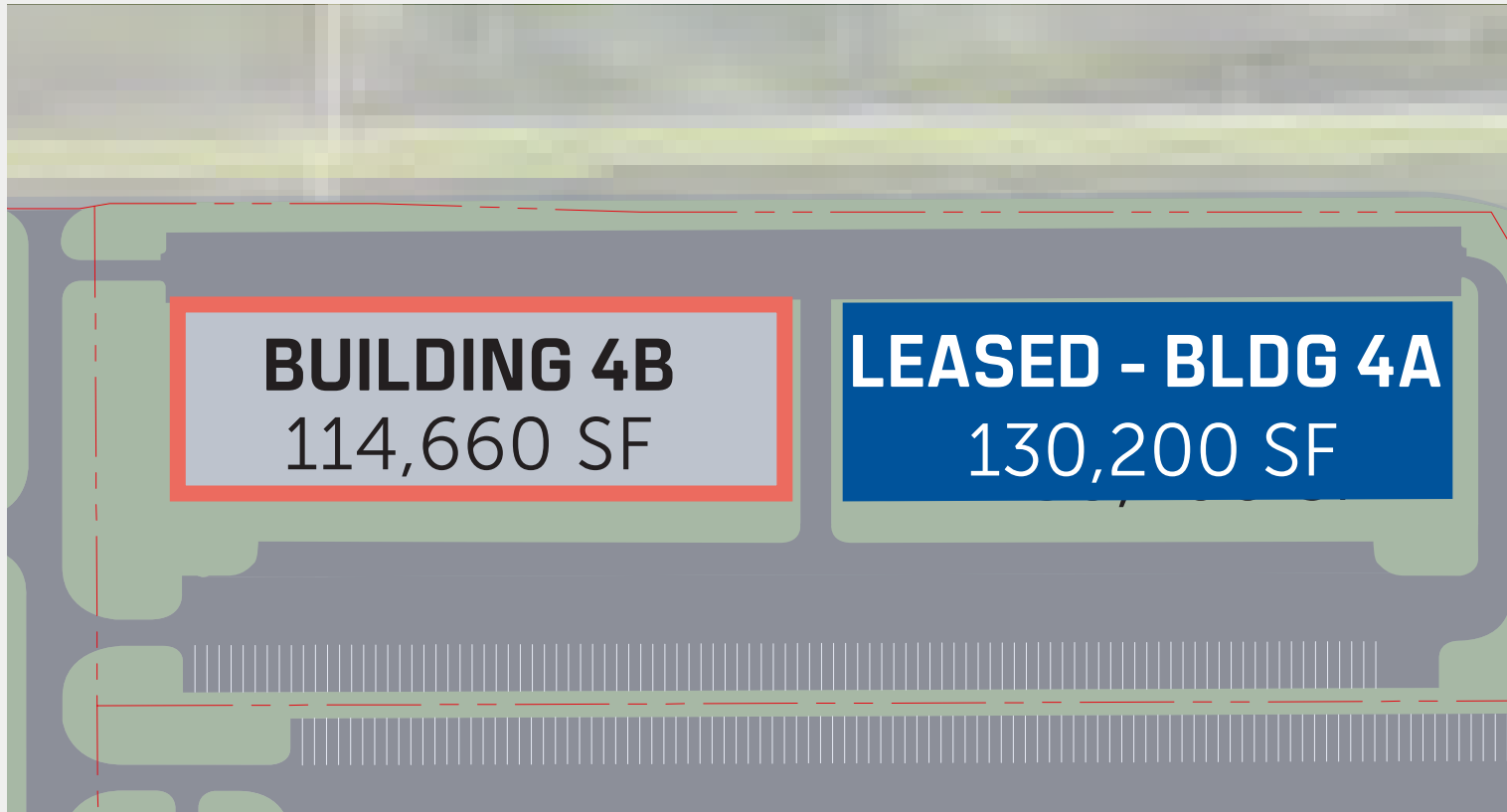
POWER

Duke Energy



BUILDING 4B SITE PLAN

5885 N GRAHAM ROAD, WHITELAND, IN 46184



114,660 SF

40,000 SF minimum divisibility

32' clear height

175 auto parking

39 trailer parking

14 docks

2 drive-in doors

50' x 53' typical bays

60' x 53' speed bays

7" thick unreinforced slab

Tax abatement available

AVAILABLE NOW
for Immediate Fixturing

A

ACCESS, LABOR & ADVANTAGES

Situated along I-65 in the South submarket of Indianapolis, **Indianapolis Logistics 65 South** is comprised of two buildings with easy interstate access.

- Located in Greenwood, Indiana (Johnson County).
- Buildings provide visibility along and immediate access to **I-65** via adjacent interchange.
- 10-minute drive time to **I-465**.
- 25-minute drive time to **Indianapolis International Airport (IIA)** and the world's second largest FedEx Hub.
- **Tax abatement available.**
- Ideal configuration for local and regional distribution and manufacturing.
- **Large surrounding labor pool:** a population of more than 170,000 in Johnson County.

Located within **one-day** drive of **50% of U.S. population** via four interstates: I-65, I-70, I-69 & I-74.





Indianapolis Logistics 65 South at MLP

AMBROSEPG.COM/PROPERTIES

MARK WRITT

Executive Vice President, CBRE
mark.writt@cbre.com | 317.696.1029

STEPHEN LINDLEY

Senior Vice President, Investments, Ambrose
slindley@ambrosepg.com | 317.414.2112

DAVID DUNBAR

Market Officer, Ambrose
ddunbar@ambrosepg.com | 317.331.6100

AMBROSE CBRE