

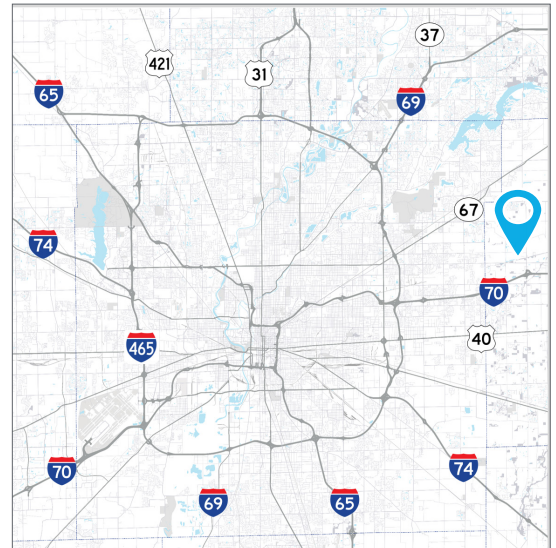
# AURORA COMMERCE CENTER

5670 Aurora Way | McCordsville, IN 46055



## ±1,008,072 SF State-of-the-art development available in the industrial hub of Mt Comfort

- Phenomenal access to I-70 - the primary Midwest Logistics corridor
- Ample, skilled labor force
- Corporate neighbors include Southwark, Amazon, Walmart, plus many more
- Above standard 10-year tax abatement approved
- Divisible to ±503,931 SF
- 3,982 SF spec office



Cam Kucic, SIOR  
+1 317 557 4013  
cam.kucic@colliers.com

Korey Ryan  
+1 765 520 6662  
korey.ryan@colliers.com

Developed and owned by:



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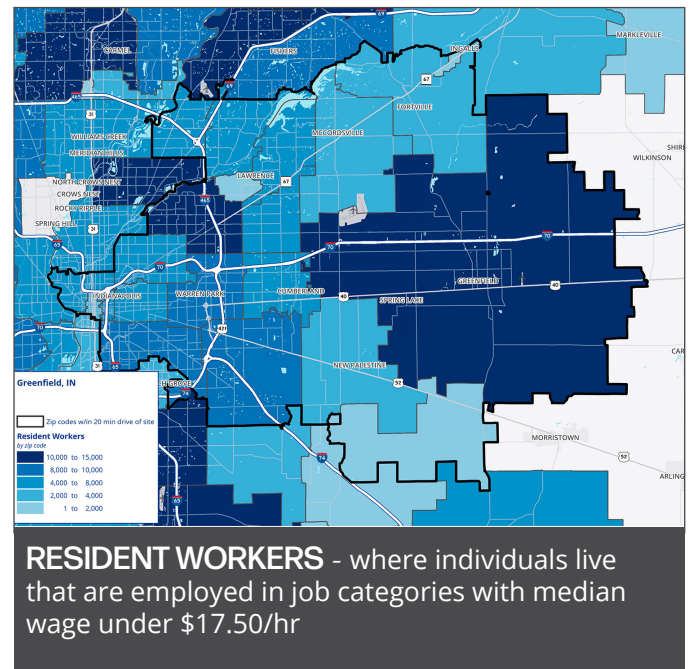
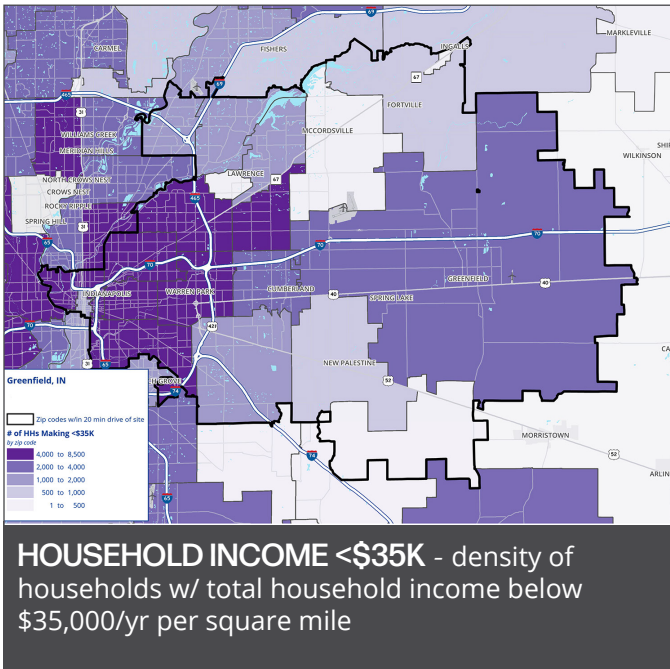


# PROJECT TIMELINE + LABOR PROFILE



## PROJECT TIMELINE

Design	Complete
Tax Abatement	Complete
Site-work	Complete
Foundation	Complete
Precast Installation	Complete
Roof Installation	Complete
Slab Installation	Complete
Fixturing	Immediate
Certification of Occupancy	Immediate



Market	Households Earning <\$35K	Market	Households Earning <\$35K
Mt Comfort	39,265	Fishers	37,534
Greenwood	36,487	Avon	34,464
Brownsburg	31,817	Whiteland	29,881
Noblesville	28,545	Plainfield	27,122
Ameriplex	25,602	Whitestown	22,654
Franklin	22,060	Westfield	18,498
Ingalls	11,314	Monrovia	10,695
Lebanon	6,934		

Market	Residents with Income <\$17.50/hr	Market	Residents with Income <\$17.50/hr
Mt Comfort	69,372	Westfield	74,040
Fishers	120,398	Ameriplex	65,823
Noblesville	109,605	Whitestown	64,923
Greenwood	94,709	Franklin	61,469
Avon	84,832	Ingalls	53,021
Whiteland	78,069	Monrovia	36,742
Brownsburg	75,917	Lebanon	26,773
Plainfield	74,057		

# PROPERTY LOCATION + CORPORATE NEIGHBORS



2.0 mi



7.5 mi



10.7 mi



15.2 mi



18.2 mi



19.3 mi

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