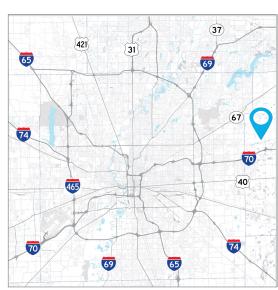


5670 Aurora Way | McCordsville, IN 46055



±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



Developed and owned by:



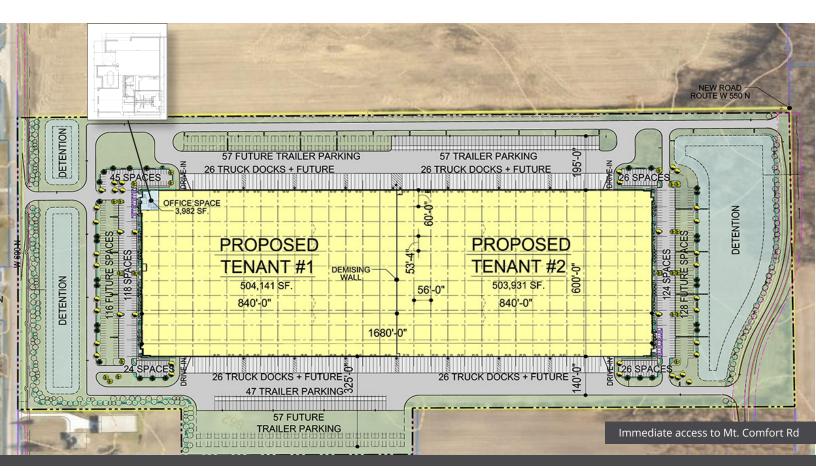
Leased by:



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



SITE PLAN + BUILDING SPECIFICATIONS



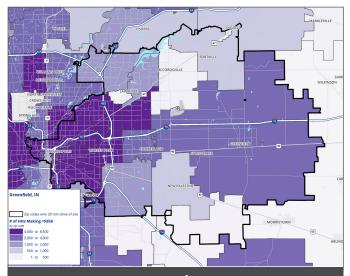
Total Building Area:	±1,008,072 SF (divisible)	Sprinkler System:	ESFR sprinkler system (Storage of Class I through IV commodities)
Office Area:	3,982 SF	Electrical:	One, 3,000-amp, 480-volt, 3-phase service (additional conduit for expansion)
Site:	±62 acres	Floor:	8" concrete slab
Zoning:	City of McCordsville Industrial - 2	Dock Loading:	100 (9'x10') insulated doors w/ 40,000 lbs mechanical levelers, bumpers, seals, z-guards and swing lights (104 knockouts)
Construction:	Precast concrete wall panels	Dock Configuration:	Cross-dock
Roof:	45 mil TPO (15-yr manufacturer's warranty)	Drive-in Loading:	4 (12'x14') high motor-operated doors
Column Spacing:	54' x 56' bays	Auto Parking:	363 spaces w/ 232 future spaces 595 total possible spaces
Speed Bay Depth:	60' speed bay at dock wall	Trailer Storage:	310 spaces w/ 114 future spaces 424 total possible spaces
Clear Height:	40'	Truck Court:	195' from edge of building to back of curb
Interior Lighting:	30 FC at 36' AFF, with 10' whips, 4' LED 36K Lumen w/ motion sensors	Utility Providers	Electric: NineStar Sewer: Aqua Indiana Water: Citizens Energy Gas: CenterPoint Communications: NineStar

PROJECT TIMELINE + LABOR PROFILE



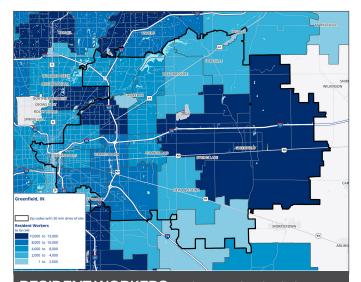
PROJECT TIMELINE

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



HOUSEHOLD INCOME <\$35K - density of households w/ total household income below \$35,000/yr per square mile

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		



RESIDENT WORKERS - where individuals live that are employed in job categories with median wage under \$17.50/hr

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



Developed and owned by:





Leased by: