



## BUILD-TO-SUIT OPPORTUNITY

I-70 & Mt. Comfort Rd., Greenfield, IN

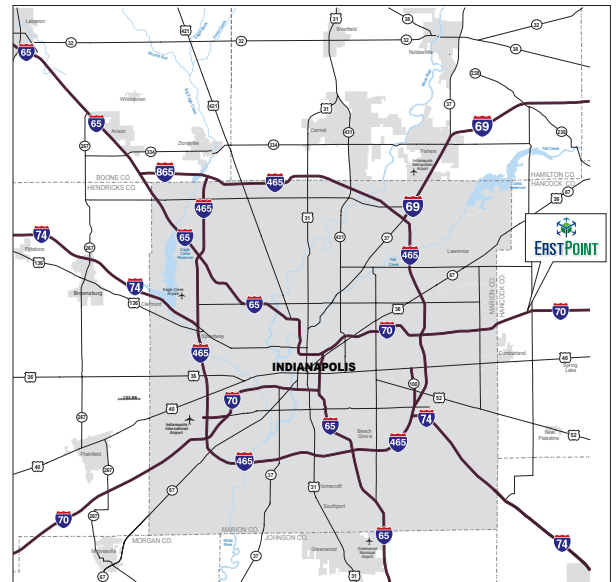


[eastpointindy.com](http://eastpointindy.com)

### SAMPLE BUILDING HIGHLIGHTS

- 512,560 SF
- **BTS flexibility - up to 1,212,960 SF**
- Cross-docked
- 40 dock doors with levelers
- 4 drive-in doors
- 36' minimum clear height
- 570' x 896' building dimensions
- 56' x 50' typical column spacing with 60' speed bays
- ESFR fire sprinkler system
- LED lighting
- 110 trailer parking spaces
- 471 auto parking spaces
- I-70 visibility

### PROPERTY LOCATION



### CONTACT

#### Brian Buschuk

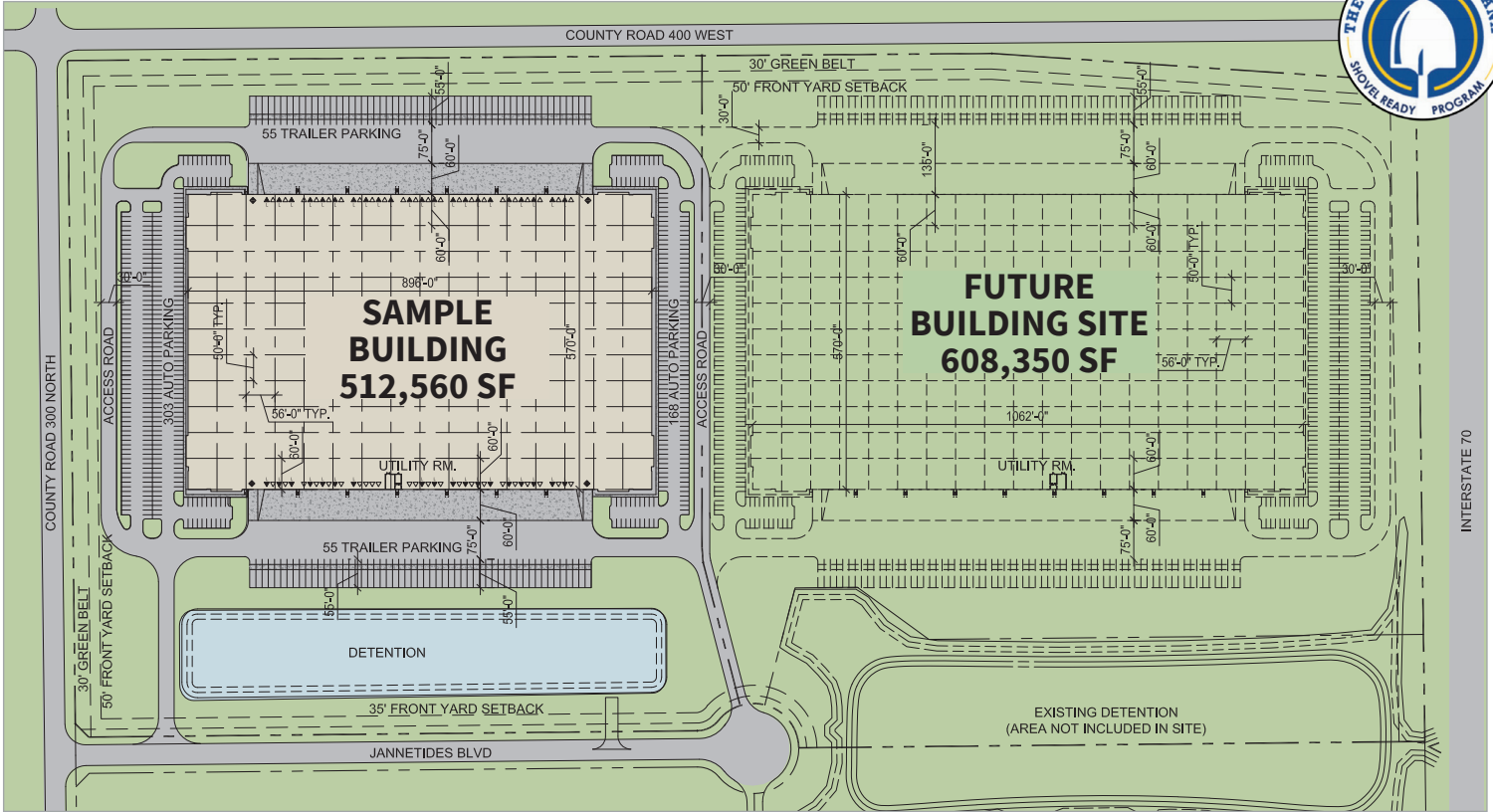
317.810.7180  
[brian.buschuk@jll.com](mailto:brian.buschuk@jll.com)

#### Steve Schwegman, SIOR

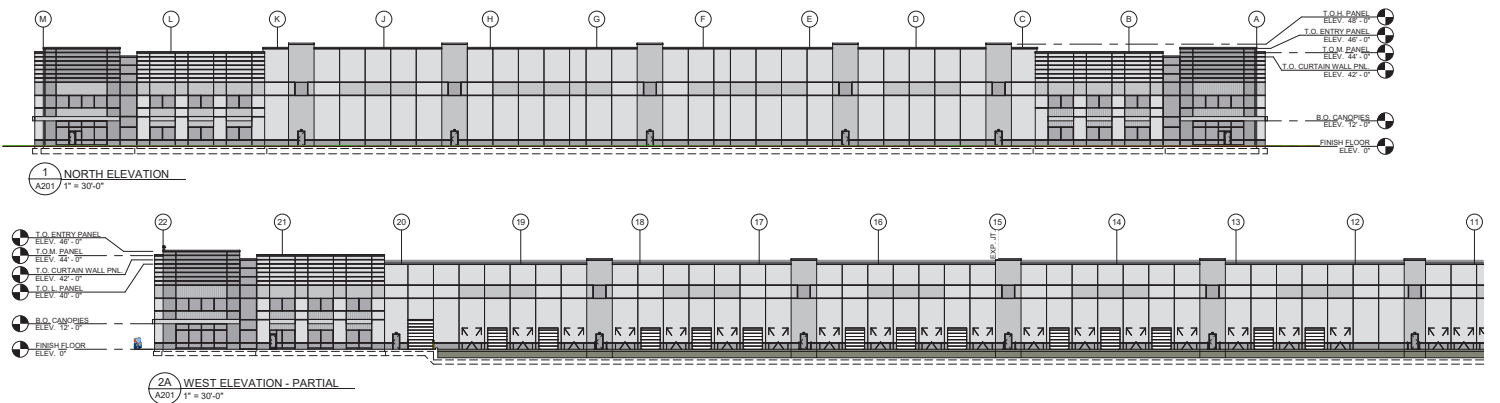
317.810.7185  
[steve.schwegman@jll.com](mailto:steve.schwegman@jll.com)

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker

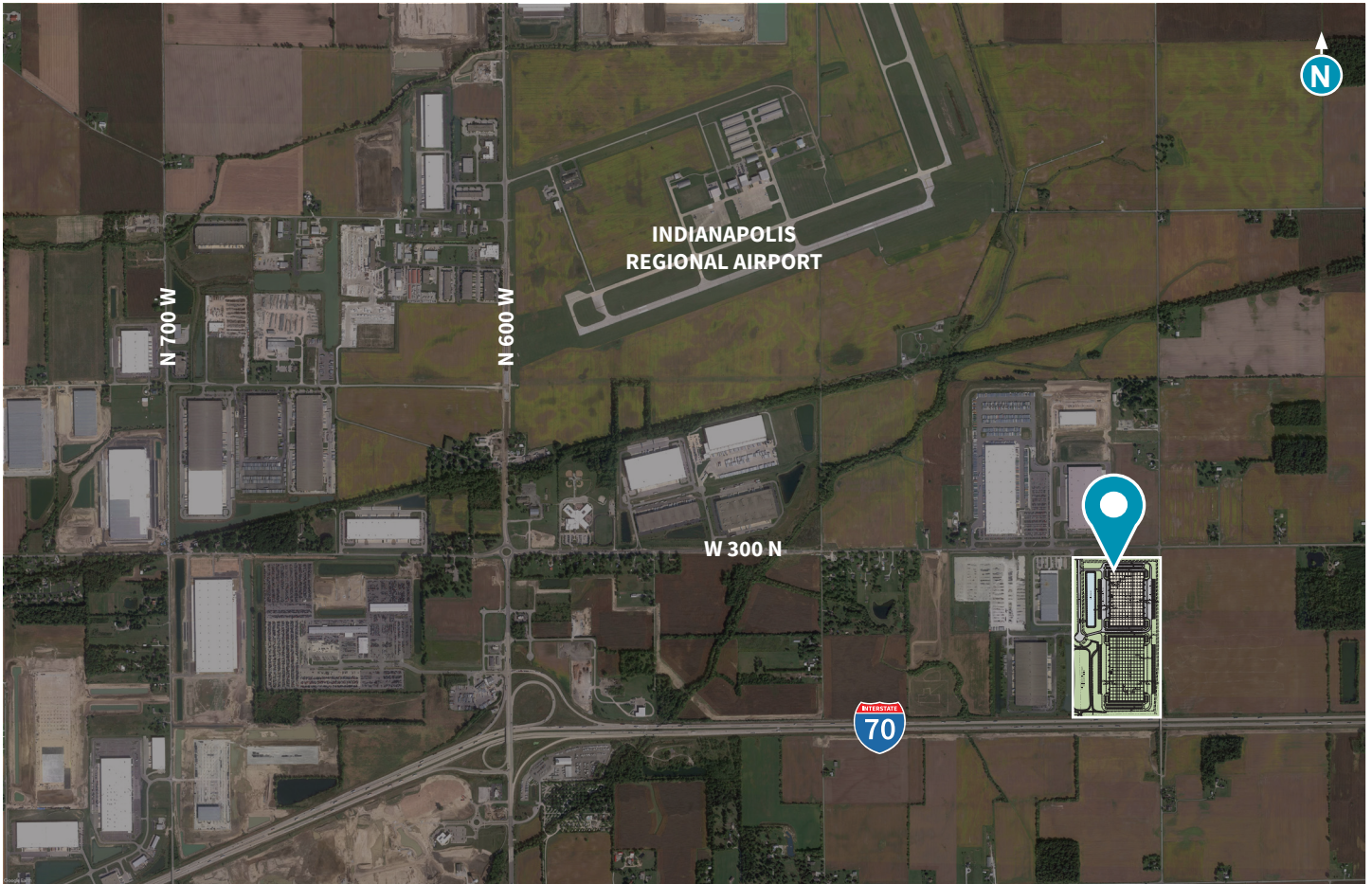




## BUILDING ELEVATIONS







## UTILITIES



**ELECTRIC**  
Duke Energy



**GAS**  
Vectren



**WATER**  
Citizens



**TELECOM**  
NineStar Connect



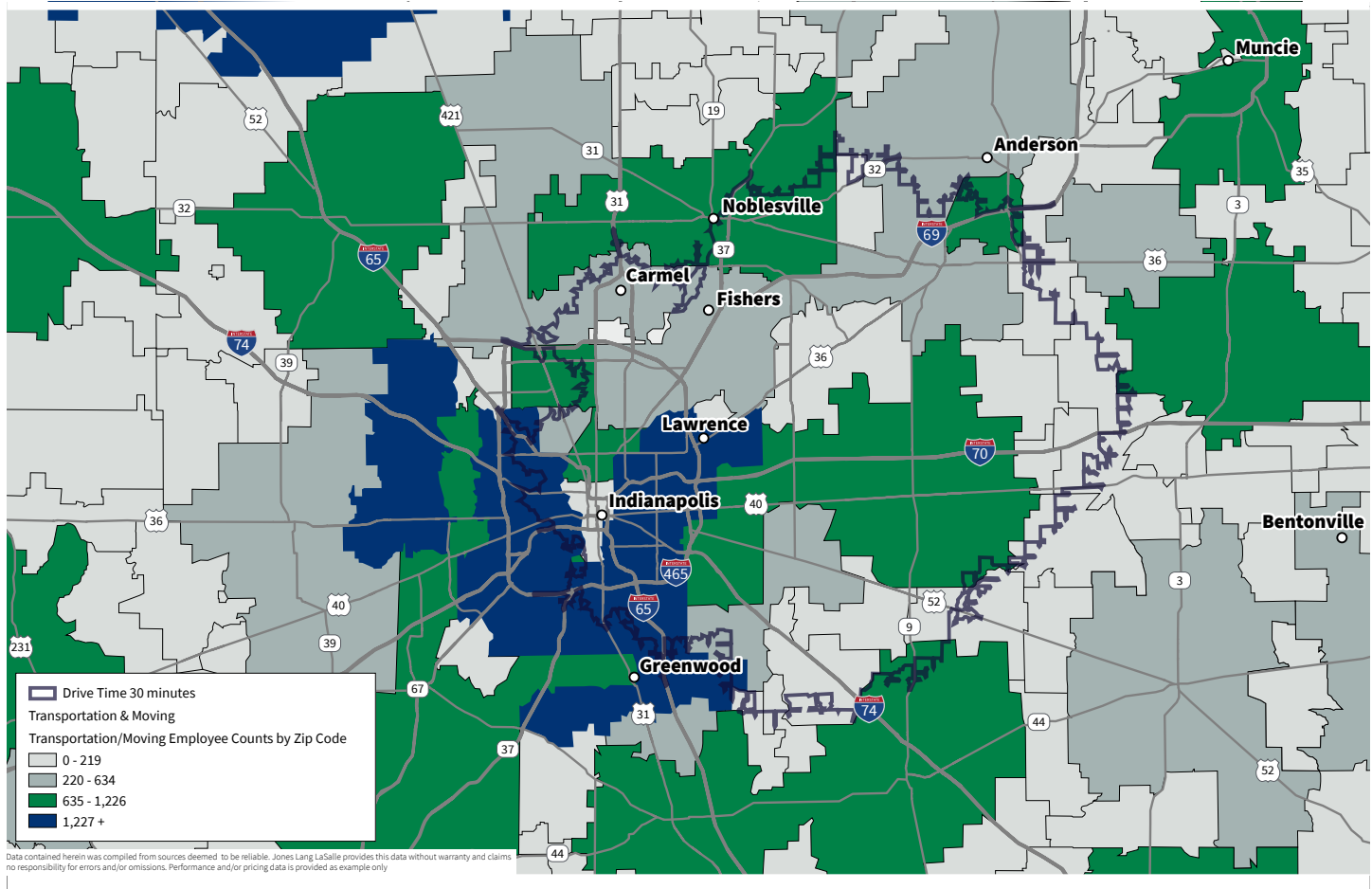
**INTERNET**  
NineStar Connect

### STATE OF INDIANA BUSINESS & TAX INCENTIVES

The Indiana Economic Development Corporation offers many business tax incentives, corporate tax credits and economic development programs for companies creating new jobs and investment in Indiana. The business tax structure is also very competitive. Indiana's corporate income tax rate is currently 4.9%. Further, Indiana has a 7% state sales tax rate and does not impose any local sales taxes. A complete list can be found at [iedc.in.gov/incentives](http://iedc.in.gov/incentives).

Source: IEDC

### LABOR POOL OCCUPATION



#### CONTACT

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