



CLC COUNTY LINE
COMMERCE
INDIANAPOLIS, INDIANA



REACH NEW HEIGHTS

Supply chain and logistics soar at County Line Commerce, an exciting new industrial project that is set to reach new heights in Indianapolis, Indiana. Strategically located at the intersection of County Line Road and I-65, this prime location offers unparalleled access to major transportation routes, making it ideal for logistics and distribution businesses. County Line Commerce is poised to become a premier destination for companies looking to establish a strong presence in the thriving Indianapolis market, offering build-to-suit facilities and a dynamic business environment. County Line Commerce is set to redefine industrial excellence in Indianapolis, Indiana.



Class A, build-to-suit opportunities



Superior logistics location



4 buildings in Phase I with an option for a 6 building layout



Excellent visibility from I-65 (+186,000 vpd) and County Line Road (+21,000 vpd)



Easy access with planned improvements to Arlington Avenue and the intersection of Arlington Avenue and County Line Road

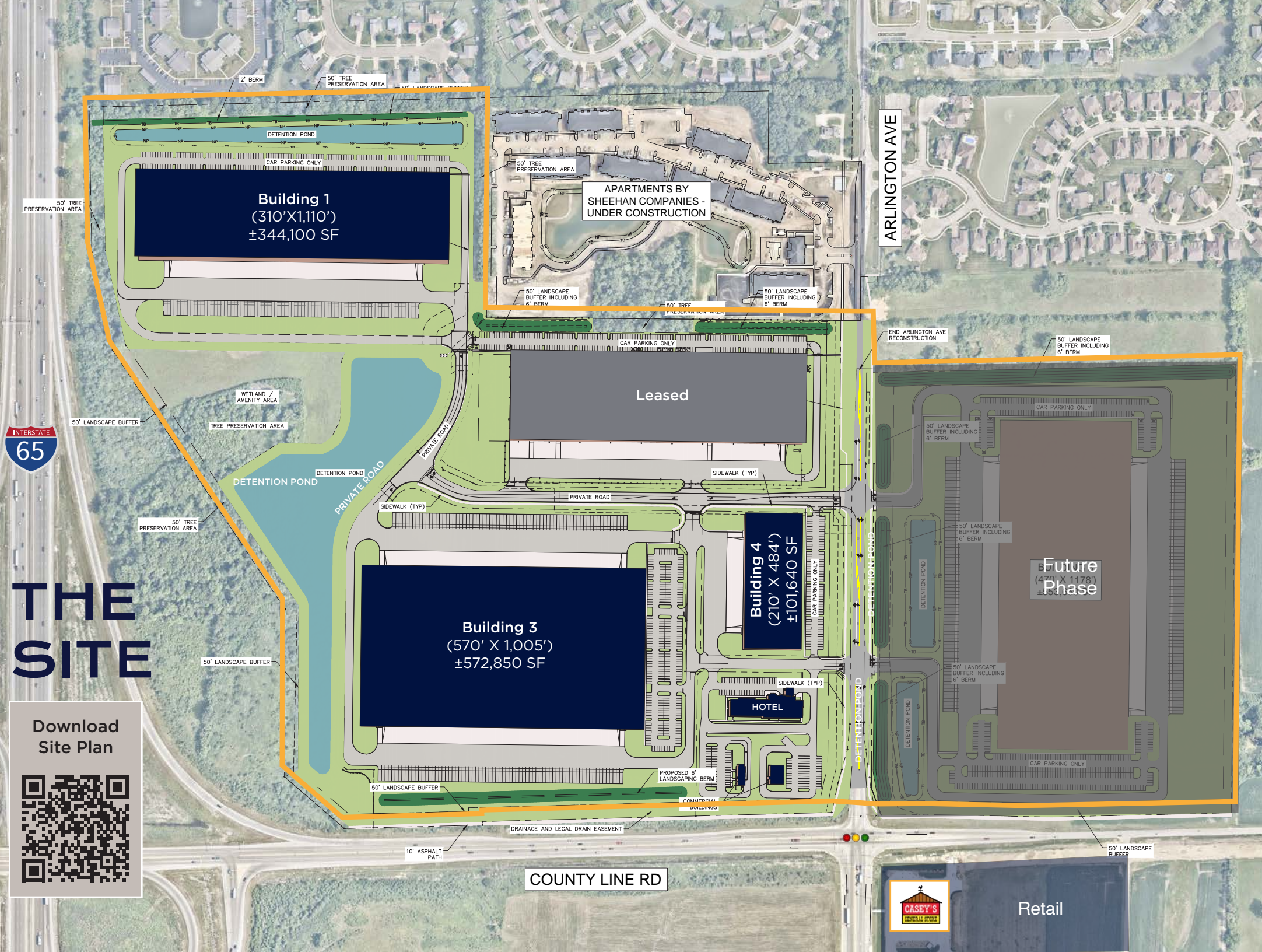


Casey's General Store and additional retail at the corner of County Line Road & Arlington Avenue



THE SITE

Download Site Plan



THE PLANS: BUILT TO SUIT YOU

Building 1
±344,100 SF
(310' X 1,110')

Building 2
Leased

Building 3
±572,850 SF
(570' X 1,005')

Building 4
±101,640 SF
(210' X 484')

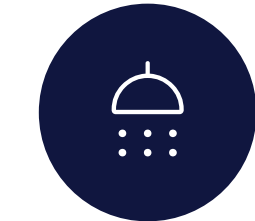
UTILITIES



ELECTRIC
AES



GAS
Citizens



WATER
Citizens



TELECOM
AT&T



SEWER
Citizens



CLC COUNTY LINE COMMERCE

County Line Road

Main Street

Worthsville Road



Strategic location on the boundary of Indianapolis and Greenwood



Last available sites at ideal intersection of I-65 & County Line Road



Immediate access to I-65



Neighboring companies include Amazon, FedEx, Cummins, and more



High-growth industrial market

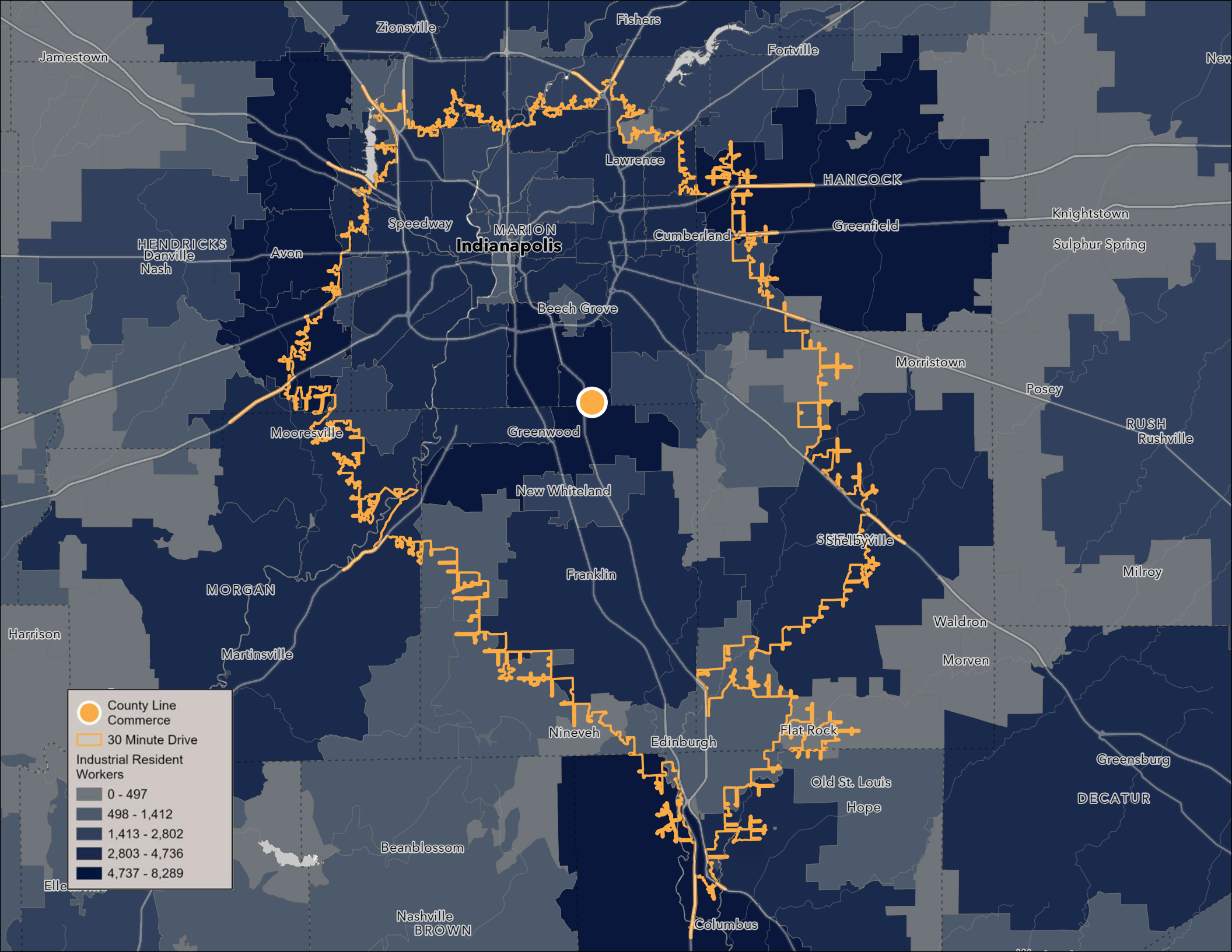


Surrounded by strong demographics and large labor pool

8

8 interstate systems connect Indiana to the country





THE DEMOGRAPHICS



Industries

94,332

Industrial workers living and working within 30 min



96,074

Industrial workers working within 30 min



Population

865,101

Total population within 15 miles



455,680

Total labor force within 15 miles



Education

88.7%

High school diploma/GED within 15 miles



39.0%

Associates degree or higher within 15 miles

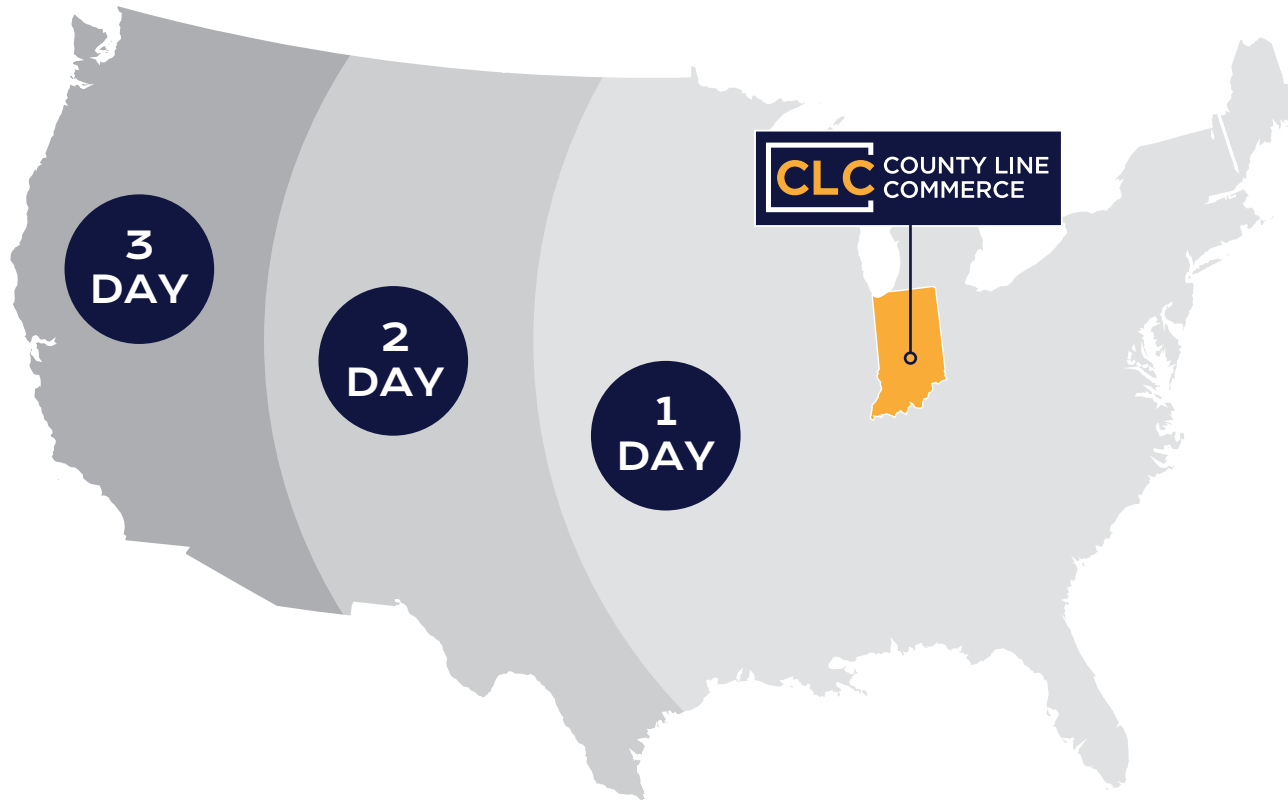
THE CROSSROADS OF AMERICA

50%
Within one day's drive to more than 50% of the populations of U.S. and Canada


Home to more pass-through highways than any other state

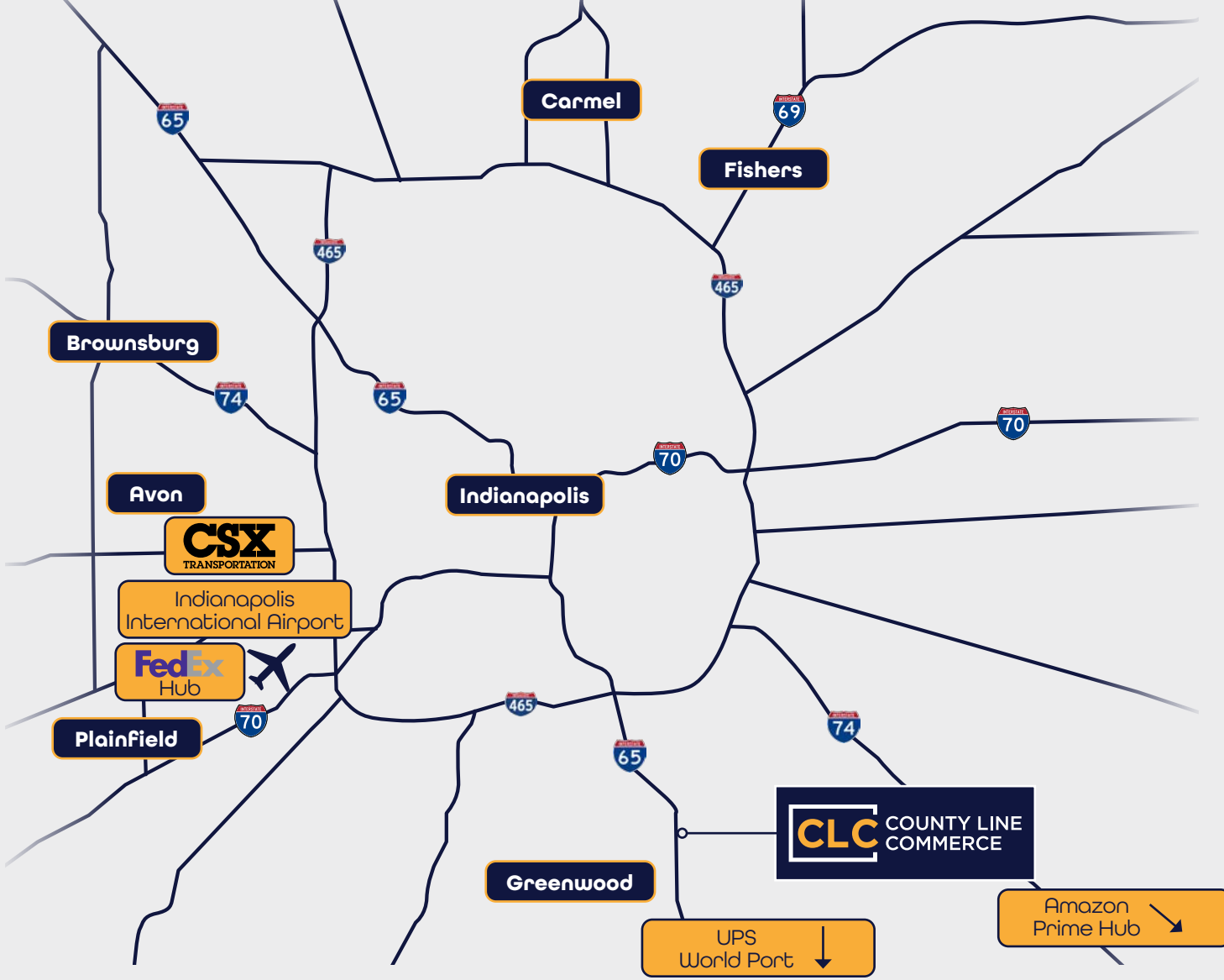
2ND
Indianapolis FedEx hub is the 2nd largest nationally

#5
Indiana is ranked #5 in the U.S. for cost of doing business (CNBC Top States for Business)



#1
Indiana is ranked #1 in the U.S. for infrastructure (CNBC Top States for Business)

1.5B
1.5 billion tons of freight travel through Indiana yearly, making it the 5th busiest state for commercial freight traffic (INDOT)



DRIVE TIMES

Indianapolis International Airport/FedEx Hub	25 minutes	CSX Intermodal Terminal	45 minutes
I-465	10 minutes	Cincinnati CVG Airport (Amazon Prime Hub)	1 hour 45 minutes
Indianapolis CBD	15 minutes	Louisville (UPS Worldport)	1 hour 45 minutes



**COUNTY LINE
COMMERCE**

I-65 & County Line Rd.
Indianapolis, IN

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