



AN INNOVATIVE INDUSTRIAL DISTRICT



Noblesville, Indiana
Innovationmile.com



WORK. LIVE. PLAY. ENGAGE.

NOBLESVILLE'S FIRST INNOVATION DISTRICT

Encompassing nearly 600 acres fronting I-69, Innovation Mile is a work, live, play, engage, and learn district designed to become a dynamic business and technology hub that will serve as an anchor for revolutionary thinking and a gateway for innovation.



Build-to-suit opportunities



I-69 frontage with over 74,000 vehicles per day



Includes a new 3,400 seat arena and event center



Future home of the Pacers G League basketball team



A smart and sustainable district



Local, state, and regional tax incentives available for businesses



Surrounded by strong demographics and a large labor pool



High-growth industrial market



CONNECTION TO GATEWOOD
COMMUNITY TO NORTH

BLOCK 7
2.5 Acres

BLOCK 8
2.7 Acres

BLOCK D
101,000 SF
9 Acres

BLOCK E
81,000 SF
7 Acres

LARGE CORPORATE
HEADQUARTERS
and/or HEALTHCARE

BLOCK 5
4 Acres

BLOCK 6
4.4 Acres

BLOCK F
36,000 SF
5.4 Acres

BLOCK C
101,000 SF
9.75 Acres

BLOCK 3
4.8 Acres

BLOCK 4
5 Acres

141ST STREET

PLANNED
OFFICE

BLOCK 1
Planned
Apartments
3.1 Acres

BLOCK 2
Planned Hotel
3.1 Acres

CORPORATE /
FLEX

EVENT
CENTER

1,000 CAR
GARAGE

BLOCK A
186,000 SF
22.5 Acres

BLOCK B
186,000 SF
18 Acres

OLIO ROAD



SEAMLESS CONNECTIVITY

In today's ever-competitive global market, the significance of swift connections cannot be overstated. Located off the heavily traveled I-69, Innovation Mile is easily accessible via numerous roads for the ultimate connectivity.



Accessible roads to & from Innovation Mile

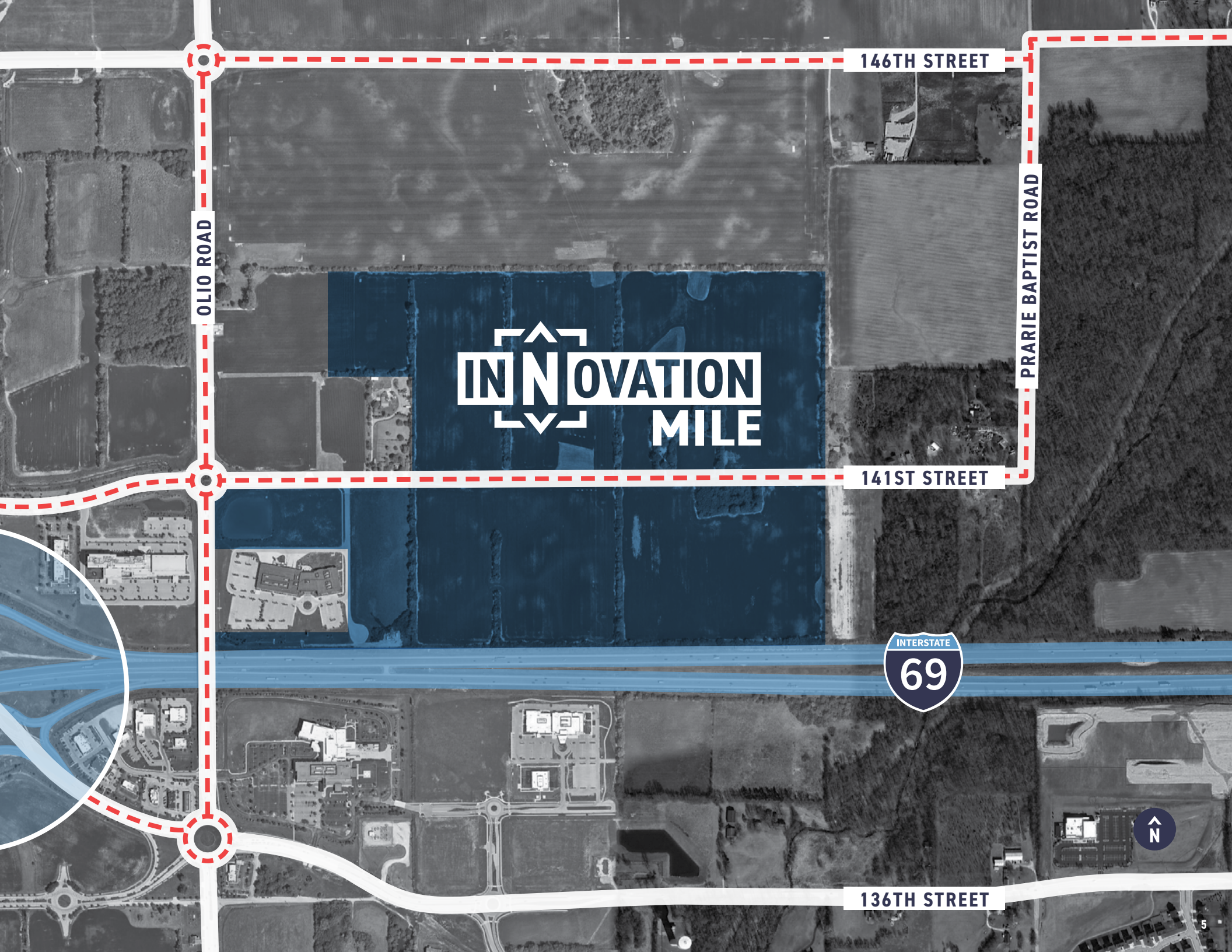


I-69 Interchange



BERGEN BOULEVARD

CAMPUS PARKWAY



146TH STREET

OLIO ROAD

PRARIE BAPTIST ROAD

**INNOVATION
MILE**

141ST STREET



136TH STREET



SUCCESS + CONVENIENCE IN ONE PLACE

From hotels, restaurants, and retail centers to fitness centers, banking services, and recreational spaces, the abundance of amenities surrounding Innovation Mile ensures convenience and efficiency for your workforce.



Just one mile south of Ruoff Music Center, Indiana's largest outdoor music venue, consistently ranked among the top five amphitheatres worldwide in attendance (ruoff.com), and hosts summer's hottest music artists and legendary musicians



Adjacent to Hamilton Town Center, a charming 690,000 SF open-air shopping, dining and entertainment destination



An abundance of nearby dining options ranging from fast food to sit down and local eateries to well-known favorites



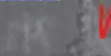
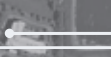
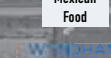
Shopping, banking, hotels, IMAX movie theatre and service stations at your fingertips just minutes away



Directly south of the future golf course and housing community, Gatewood of Noblesville



IU Health Hospital and Ascension St. Vincent Hospital, two of the area's largest medical centers, located just south of I-69 at the same exit as Innovation Mile



DISCOVER THE COMMUNITY OF NOBLESVILLE

Situated just north of Indianapolis, Noblesville's welcoming community, combined with its robust infrastructure and skilled workforce, creates an ideal environment for companies seeking growth and success. With top-rated schools, family-friendly neighborhoods, a thriving arts and culture scene, and 100+ miles of trails for nature enthusiasts, Noblesville provides an ideal setting for forward-thinking businesses to thrive.



Since 2020, The City of Noblesville has announced:

- Over \$1.2B in development
- Nearly 2,150 new jobs
- Over 6,606 new residential units
- Nearly 5.7M SF of new commercial space



Workforce and land grants and forgivable loans available



Indiana is ranked #1 in the U.S. for infrastructure

(CNBC Top States for Business)



Declining corporate tax, low, flat personal tax, no gross receipts and no inventory taxes



Indiana is ranked #5 in the U.S. for cost of doing business

CNBC Top States for Business

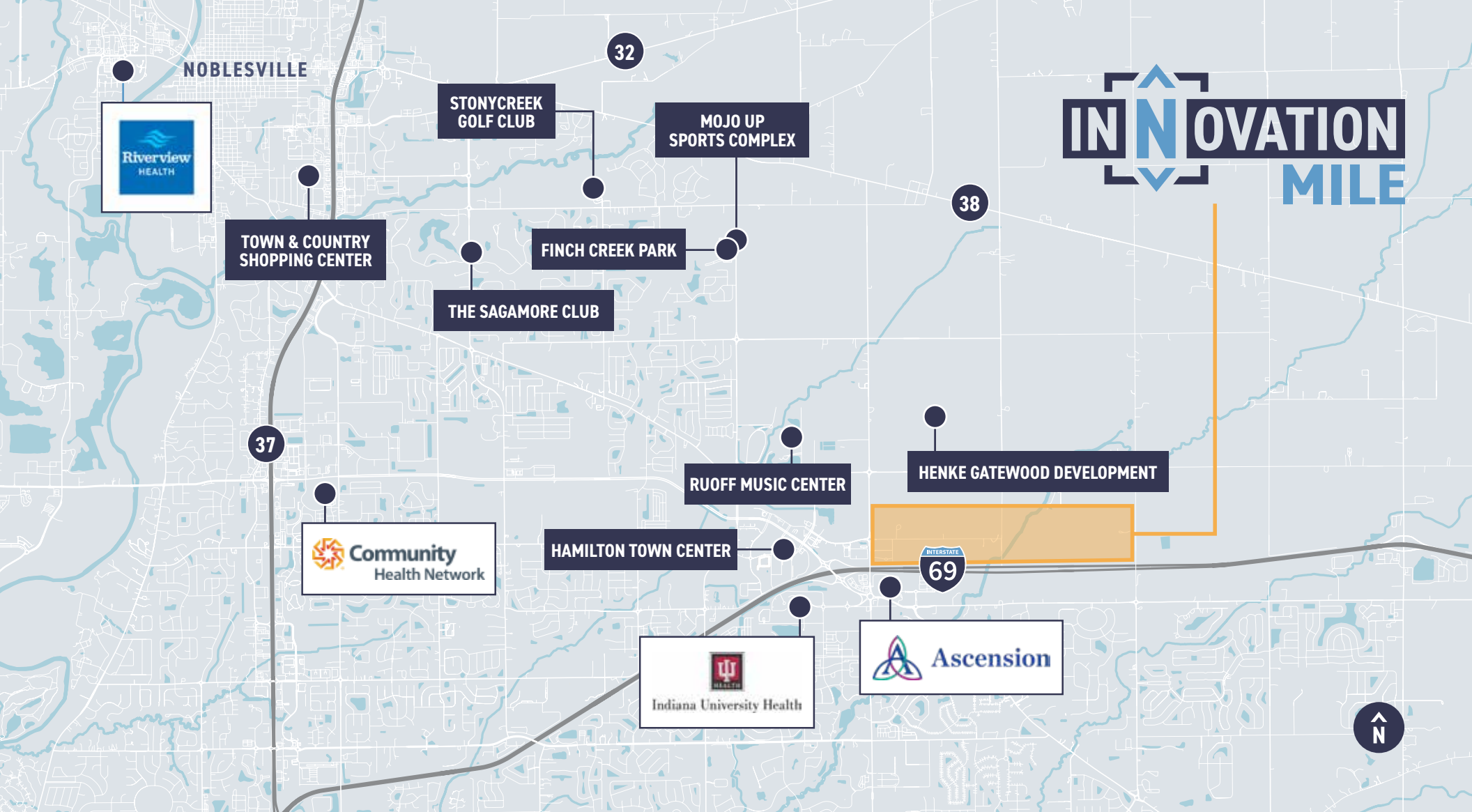


Up to 10 year real estate tax abatement



#1 best state in the Midwest for business

choosenoblesville.com



Total Population
73,636



Population 18+
51,577



Labor Force 18+
40,220



Industrial Workers (living within 30 minutes)
66,647



Industrial Workers (working within 30 minutes)
59,435



Per Capita Income
\$45,029



Median Household Income
\$90,881



High School Graduates/GED (Age 25+)
18.29%



Associates Degree (Age 25+)
9.90%

A HUB FOR SWIFT CONNECTIONS



DRIVE TIMES

- I-69:
3 minutes
- Downtown Noblesville:
9 minutes
- I-465:
14 minutes
- Indianapolis CBD:
30 minutes
- Indianapolis International Airport / FedEx Hub:
40 minutes
- CSX Intermodal Terminal:
50 minutes
- Cincinnati CVG Airport (Amazon Prime Hub):
2 hours
- Louisville (UPS Worldport):
2 hours, 25 minutes

THE CROSSROADS OF AMERICA



Easy access to major
interstates I-69 and I-465

50%

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



Easy access to Indianapolis International
Airport, home to the FedEx Hub, and
two regional airports

8

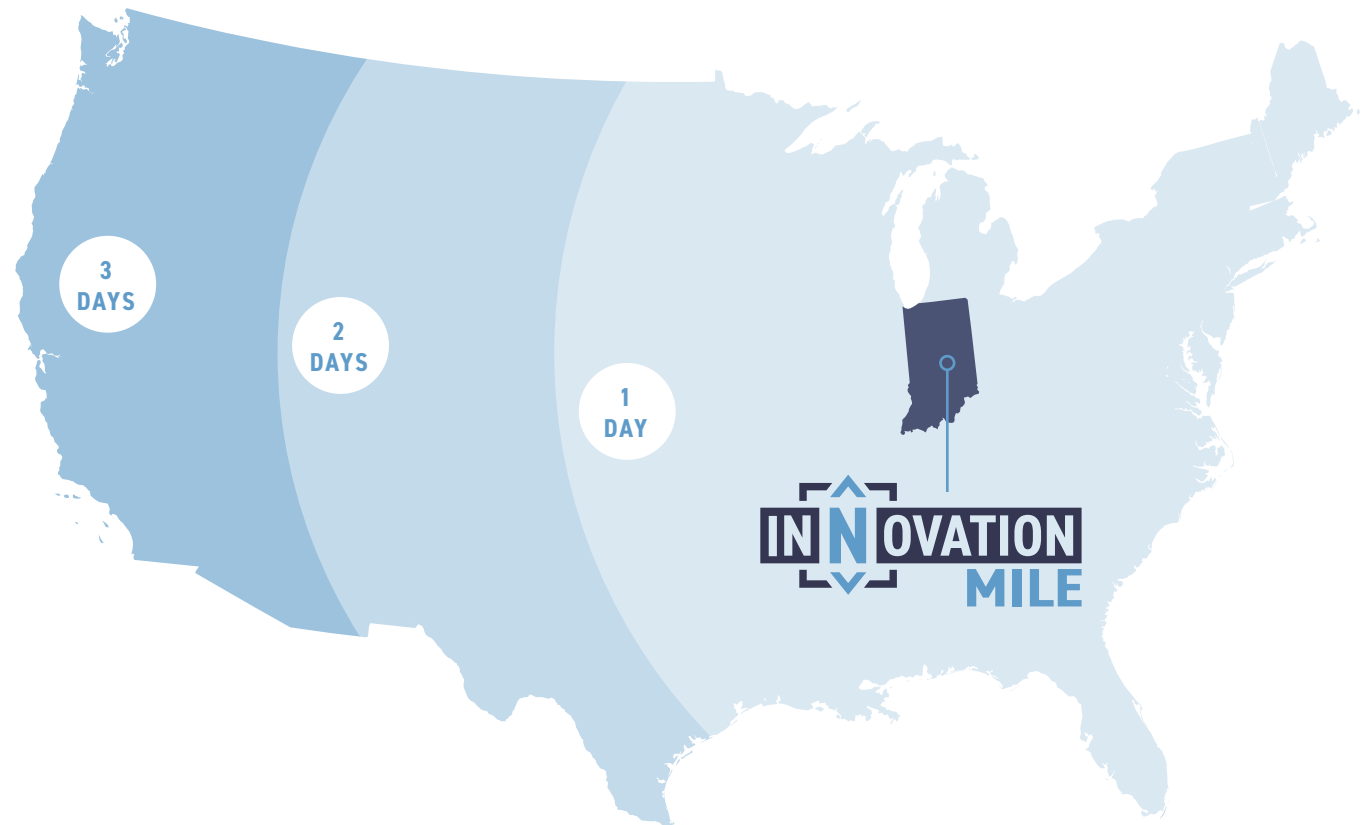
8 Interstate systems connect
Indiana to the country

1.5B

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



Home to more pass-through
highways than any other state



AN IMPRESSIVE TENANT DIRECTORY

Innovation Mile is attracting some of the region's brightest minds and talent.

NOBLESVILLE EVENT CENTER

The state-of-the-art 3,400-seat arena with suites and event space will be home to the Indiana Pacers G League basketball team.



“The G League is about innovation, and to be here in the footprint of Innovation Mile and the home of entrepreneurial companies that are looking to innovate and do things differently couldn't be more consistent with what we're trying to do with the G League and have been doing for many, many years.”

– Mark Tatum, NBA Deputy Commissioner

BORGWARNER



The opening of this new 40,000 SF lab brings the development, testing, validation, and prototype manufacturing of electric motors under one roof and enables expansion of the company's portfolio. For more than 130 years, BorgWarner has been a transformative global product leader bringing successful mobility innovation to market.



Indiana Joint Replacement Institutes flagship facility – a new \$28M, 40,000 SF surgery center and medical office building dedicated to hip and knee replacements.

A SMART DISTRICT

Innovation Mile combines cutting-edge technologies, sustainability measures, and intelligent infrastructure to create an ecosystem that enhances productivity, efficiency, and collaboration. Discover what sets Innovation Mile apart:



DISTRICT PORTAL – A one-stop connection to online services available in the district



FIBER NETWORK – Top tier connectivity with virtually limitless potential scalability, providing future-proof infrastructure for evolving technologies



DIGITAL PARKING MANAGEMENT – Provides parking spot reservation, real-time parking availability insights, and mobile app integration



DISTRICT SIGNAGE AND KIOSKS – self-serving, interactive informational kiosks located throughout the district



SMART STREET FURNITURE



ELECTRIC VEHICLE CHARGING

A SUSTAINABLE DISTRICT

With a deep understanding of the importance of sustainable practices, Innovation Mile is dedicated to reducing carbon emissions and promoting a greener, more sustainable future. Sustainability measures include:



ENERGY EFFICIENT BUILDINGS



SITE PLANNING AND WATER MANAGEMENT



ENERGY STORAGE



WASTE MANAGEMENT



SOLAR ENERGY



**HIGH PERFORMANCE BUILDING
DESIGN STANDARDS**



**COMMUNITY SCALE CERTIFICATION
SYSTEM**



NOBLESVILLE, IN



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