

For sale or lease
40 acres or build-to-suit available
Concepts up to 524,300 s.f.
Pad prepared











CR 400 W, Greenfield, IN 46140



Property Details


Concept 1 (as drawn)

	Building Size s.f.	523,260 s.f., potential for front and rear offices and team member parking
	Column Spacing	54' x 56' / 54' x 60' speed bay
	Clear Height	36', flexible per client specifications
	Dock Doors	52 (double-loaded), expandable by 42
	Drive-in Doors	4 shown
	Auto Parking	306 spaces, expandable by 116
	Trailer Parking	119 spaces
	Tax Abatement	10-year program in place



Property Details









Concept 2 (as drawn)

	Building Size s.f.	500,460 s.f.
	Column Spacing	54' x 56' / 54' x 60' speed bay
	Clear Height	36', flexible per client specifications
	Dock Doors	40 (single-loaded); expandable by 52 (double-loaded)
	Drive-in Doors	4 shown
	Auto Parking	300 current spaces, potentially expandable
	Trailer Parking	50 current and 64 future spaces
	Tax Abatement	10-year program in place



Property Details

Concept 3 (as drawn)

	Building Size s.f.	524,300 s.f.
	Column Spacing	54' x 56' / 54' x 60' speed bay
	Clear Height	36', flexible per client specifications
	Dock Doors	40 (single-loaded); expandable by 58 (double-loaded)
	Drive-in Doors	4 shown
	Auto Parking	300 current spaces, potentially expandable
	Trailer Parking	50 current and 64 future spaces
	Tax Abatement	10-year program in place



Industrial Labor Report

Mount Comfort

Micromarket Comparison (All Occupations)



Total Workforce

1	Mount Comfort	602K
2	Ameriplex	595K
3	Greenwood	566K
4	Plainfield	544K
5	AllPoints	536K
6	S. Johnson County	529K
7	Brownsburg	518K
8	Whitestown	495K
9	Monrovia	390K
10	Lebanon	359K



Resident Workers

1	Ameriplex	44,697
2	Plainfield	39,625
3	Whitestown	36,296
4	AllPoints	35,733
5	Greenwood	34,822
6	Brownsburg	32,666
7	S. Johnson County	29,422
8	Mount Comfort	26,576
9	Monrovia	25,287
10	Lebanon	12,281



Jobs

1	Ameriplex	55,310
2	Brownsburg	52,612
3	Plainfield	48,449
4	AllPoints	48,366
5	Whitestown	43,476
6	Monrovia	34,511
7	Greenwood	33,528
8	S. Johnson County	30,617
9	Mount Comfort	28,764
10	Lebanon	23,272



of Major Competitors

1	Plainfield	37
2	Lebanon	17
3	Whitestown	17
4	Greenwood	14
5	AllPoints	12
6	Mount Comfort	12
7	Monrovia	10
8	Ameriplex	8
9	S. Johnson County	8
10	Brownsburg	6



Avg. Hourly Wages

1	Mount Comfort	\$20.79
2	S. Johnson County	\$20.33
3	Greenwood	\$20.28
4	Plainfield	\$19.86
5	Ameriplex	\$19.84
6	AllPoints	\$19.78
7	Monrovia	\$19.75
8	Whitestown	\$19.74
9	Brownsburg	\$19.71
10	Lebanon	\$19.00

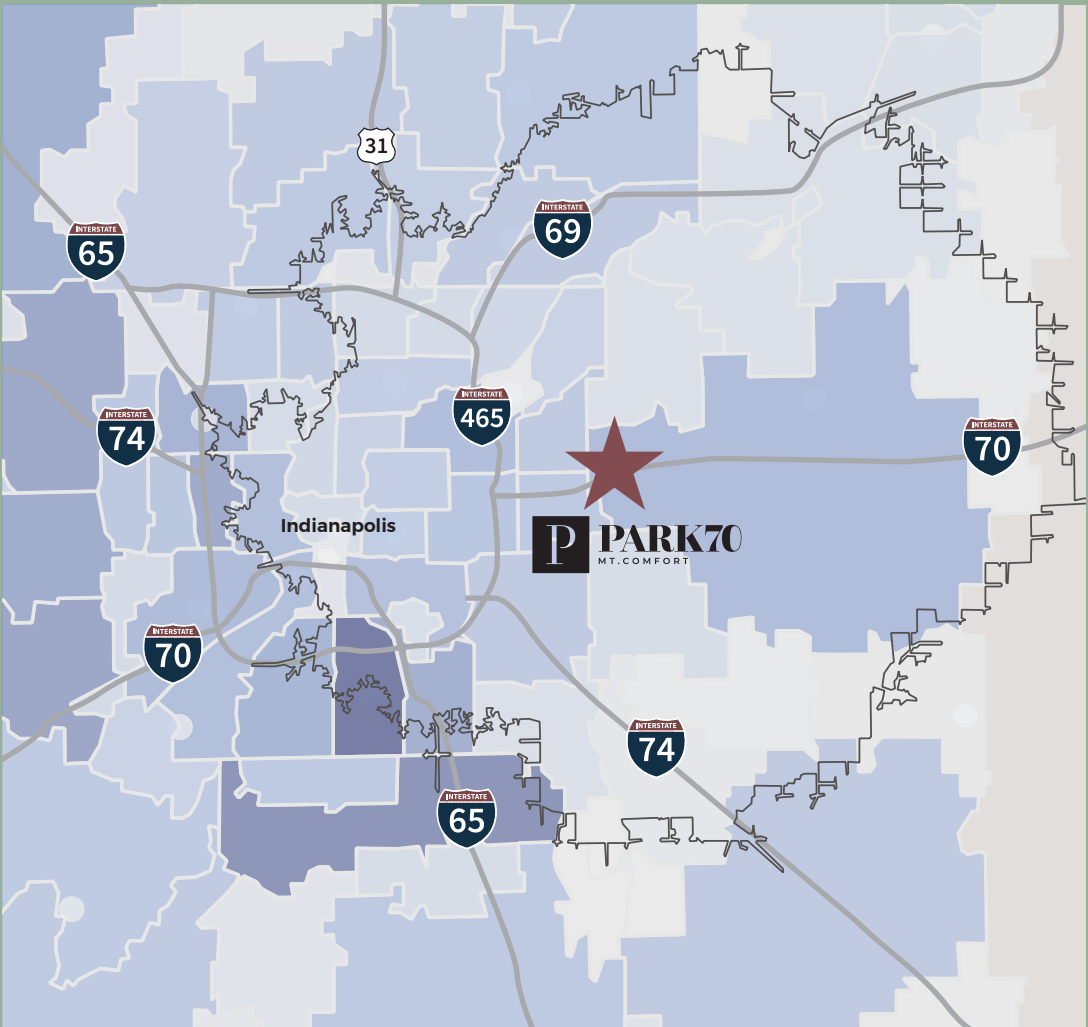


Avg. Annual Earnings

1	Mount Comfort	\$43.2K
2	S. Johnson County	\$42.3K
3	Greenwood	\$42.2K
4	Plainfield	\$41.3K
5	Ameriplex	\$41.3K
6	AllPoints	\$41.2K
7	Monrovia	\$41.1K
8	Whitestown	\$41.1K
9	Brownsburg	\$41.0K
10	Lebanon	\$39.5K

Resident Workers by Zip Code

(All Occupations)



Occupation Comparison

Mount Comfort

	Resident Workers	Jobs	Hourly Wage	Annual Earnings
Transportation, Storage, & Distribution Managers	256	317	\$49.66	\$103.3K
First-line Supervisors: Transportation/Material Moving	1,289	1,462	\$28.15	\$58.6K
First-line Supervisors: Production and Operating	1,220	1,602	\$32.78	\$68.2K
Heavy and Tractor-Trailer Truck Drivers	4,420	5,468	\$25.76	\$53.6K
Light Truck Drivers	2,138	2,360	\$22.47	\$46.7K
Packaging and Filling Machine Operators and Tenders	690	1,018	\$19.39	\$40.3K
Laborers and Freight, Stock, and Material Movers, Hand	9,099	8,875	\$16.90	\$35.2K
Shipping, Receiving, and Inventory Clerks	1,943	2,230	\$18.33	\$38.1K
Stockers and Order Fillers	4,207	4,195	\$16.15	\$33.6K
Packers and Packagers, Hand	1,314	1,237	\$13.16	\$27.4K

Aerial

Mount Comfort

Drive Times

- I-70 W**
±3 miles
- I-465 S**
±8 miles
- Downtown Indianapolis**
±15 miles
- I-65 S Louisville**
±18 miles
- I-74 E Cincinnati**
±23 miles
- Indianapolis International Airport**
± 31 miles
- I-65 N Chicago**
±32 miles





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