



1,005,776 SF

Industrial space for lease



70 Connect III

7238 West 350 North | Greenfield, IN 46140

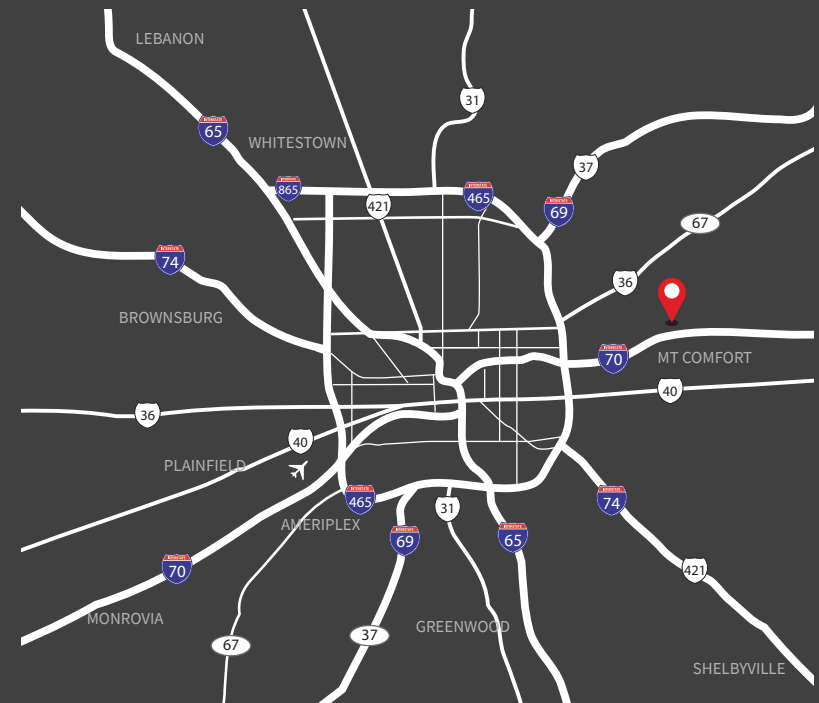
Property specifications

- 1,005,776 SF warehouse/distribution space
- Divisible to 300,000 SF
- 3,000 SF office
- Cross-docked facility
- 40' clear height
- Abundant parking

Location

- Two points of entry along West 350 North
- Easy access to I-70
- Ten miles to I-465
- 30 miles from the Indianapolis International Airport and FedEx Hub

Developed by:



1,005,776 SF

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Building highlights

- 1,005,776 SF warehouse/distribution space (divisible to 300,000 SF)
- 3,000 SF office
- 54'd x 50'w column spacing; 54' x 60' at speed bay
- 40' clear height
- (54) 9' x 10' dock doors with 40,000 lb mechanical levelers per side, expandable to 108
- (4) 12' x 14' drive-in doors
- ESFR sprinkler system
- 30 FC/LED lighting
- 620' building depth
- 278 auto parking, expandable on the north and south side of the building
- 115 trailer parking, expandable on the west side of the building
- 8" concrete slab comprised of 4,000 PSI compressive strength
- (2) 2,000 amp, 480v, 3-phase power
- Zoned IBP



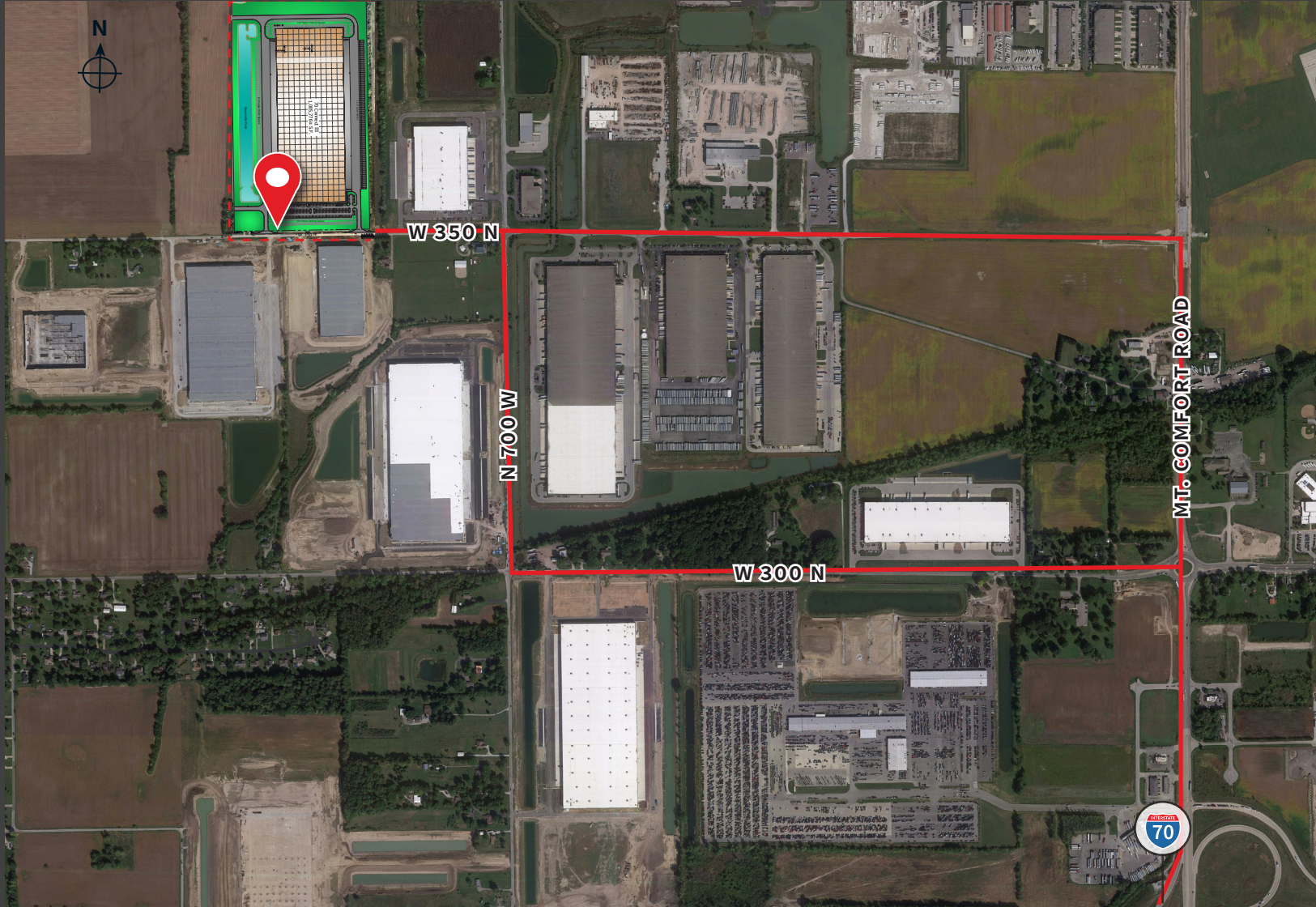
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70 Connect III is less than three miles to I-70 and approximately ten miles to I-465, the main interstate system for Indianapolis. The Indianapolis International Airport and FedEx hub are within a 30-mile drive from Greenfield, Indiana. This building will be part of the growing industrial community of Greenfield, Indiana and the Mt. Comfort area.



Telecom
Comcast & Spectrum



Sewer
Aqua America



Water
Citizens Energy



Gas
CenterPoint



Electric
AES



Fiber
Nine Star

1,005,776 SF

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The Crossroads of America: Why Indy

A leader in business fundamentals, accessibility, and labor

Top State for Business

#5 State for Cost of Doing Business
CNBC - 2023

#5 America's Top States for Business Infrastructure
CNBC - 2023

#3 Best City in America for Jobs
Glassdoor - 2020

Top 6 US States for Business
Chief Executive - 2018-2023

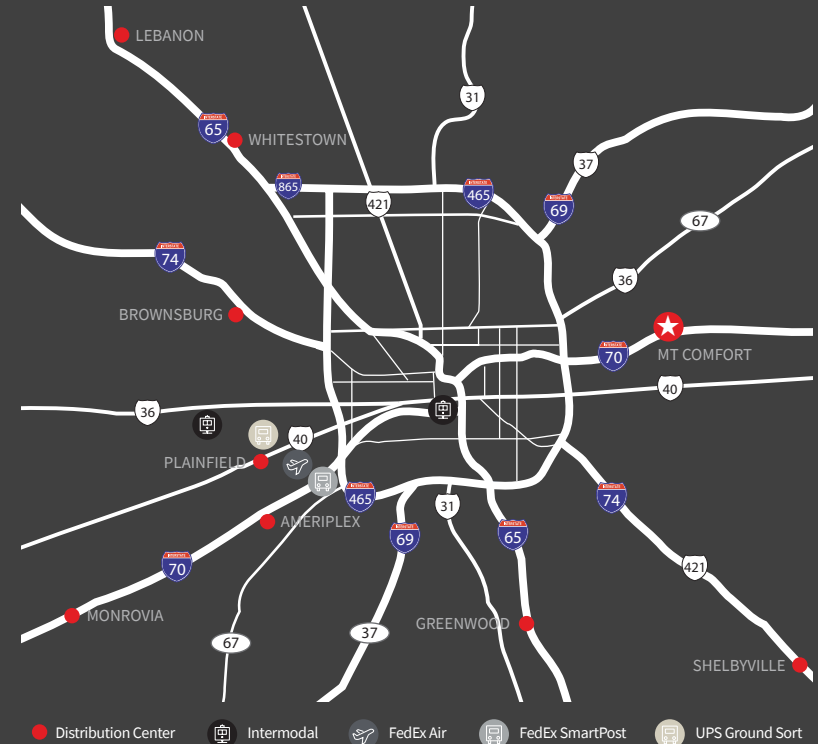
Ideal location

Indianapolis boasts a central location within the US and offers more interstate coverage than any other metropolitan area in the nation.

#1 Best Mid-size Airport in North America
*Airports Council International - North America
2012-2023*

#1 in Number of Pass-through Highways

#2 Largest Global FedEx Air Hub



70connect3.com

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