



# BUCK CREEK LOGISTICS PARK

For Lease in Mt. Comfort, Indiana



# Built to Fulfill Your Needs

Building  
**1**

Proposed 606,680  
SF build-to-suit  
building



Large  
labor pool

**10**

10 year real estate  
tax abatement

Building  
**2**

Proposed 633,940  
SF build-to-suit  
building

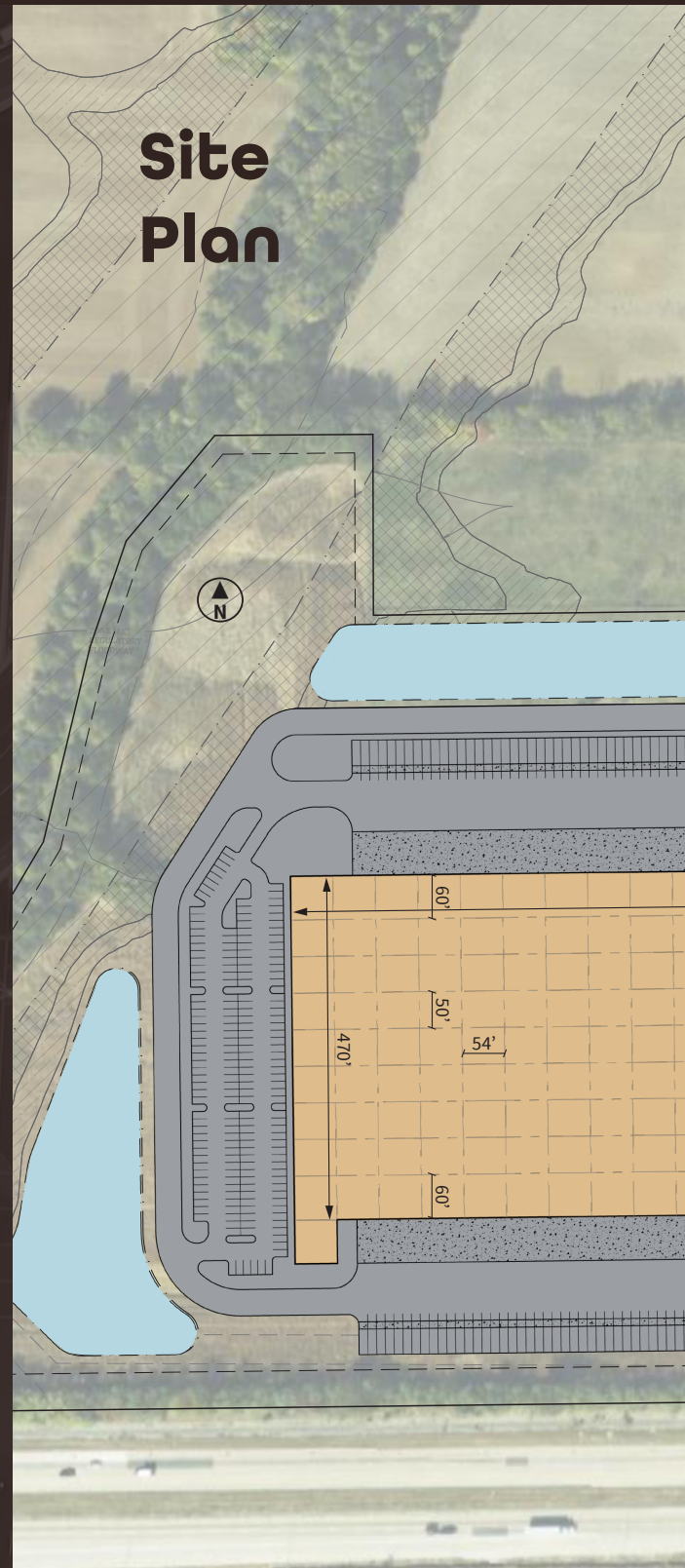


New  
construction



I-70 Visibility

## Site Plan





Buck Creek Logistics Park is a Class A planned logistics park comprised of two warehouse/distribution buildings, ranging from 606,680 to 633,940 SF, both located with unparalleled access to I-70 and just east of Indianapolis. Surrounded by a large labor pool and within a day's drive of more than a third of U.S. consumer markets, Buck Creek Logistics Park is the Facility to Fulfill your distribution needs.







# Lay of the Land

## Bldg 1 Highlights

- 606,680 SF building
- 1,276' x 470' building dimensions
- 40' clear height
- 50'x54' column spacing, 54'x60' at speed bays
- 1/10,000 SF manually operated dock doors
- 4 drive-in doors
- 200 auto parking
- 113 trailer parking, expandable to 162
- ESFR fire suppression





## Bldg 2 Highlights

- 633,940 SF building
- 1,334' x 470' building dimensions
- 40' clear height
- 50'x54' column spacing, 54'x60' at speed bays
- 1/10,000 SF manually operated dock doors
- 4 drive-in doors
- 306 auto parking
- 184 trailer parking
- ESFR Fire suppression



# Prime Location

Indianapolis boasts a central U.S. location and offers more interstate coverage than other metropolitan areas in the nation. There's a reason it's known as the Crossroads of America.



## Drive Times



# Why Indiana

8

Interstate systems connect Indiana to the country



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

40+

Major metropolitan areas within an 8 hour drive

#2

Best State to Start a Business  
- Forbes, 2024

#3

Best State, Logistics & Infrastructure - CNBC Business News, 2021

#5

In the U.S. For Cost of Doing Business  
- CNBC, 2024

#3

Best State For Doing Business  
- Area Development, 2021

1.5B

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

75%

U.S. and Canada population within a 1 day drive

## Meet Your Neighbors





# BUCK CREEK

## LOGISTICS PARK

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