



Up to
1,525,200 SF

Industrial Build-to-Suit



70 Connect IV

West 350 North | Greenfield, IN 46140

Build-to-Suite details

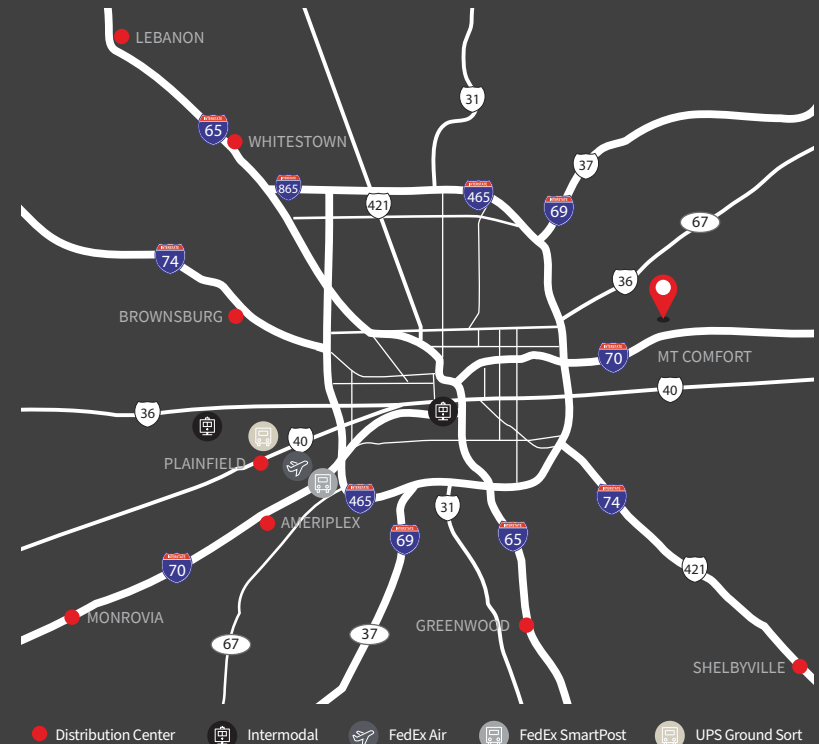
- Concept 1 - 1,001,300 SF (620' x 1,615')
 - 644 auto parking
 - 236 trailer parking
- Concept 2 - 1,525,200 SF (620' x 2,460')
 - 644 auto parking
 - 376 trailer parking

10-year real estate tax abatement

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:



Concept 1 - 1,001,300 SF

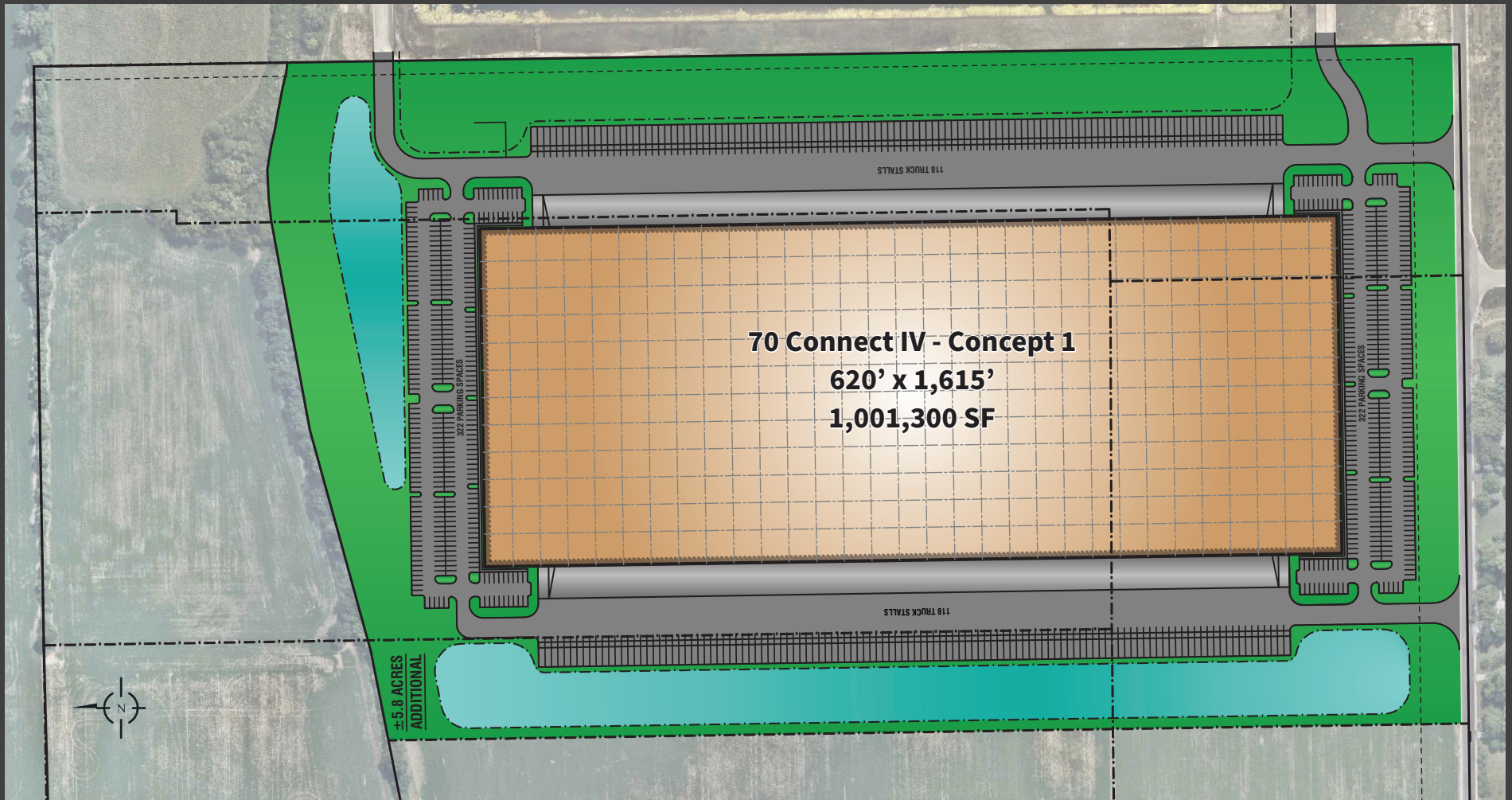
Industrial Build-to-Suit



Build-to-Suite details

- 1,001,300 SF warehouse/distribution space
- 620' building depth
- 644 auto parking,
- 236 trailer parking
- Zoned IBP
- 10-year real estate tax abatement

Developed by:



Concept 2 - 1,525,200 SF

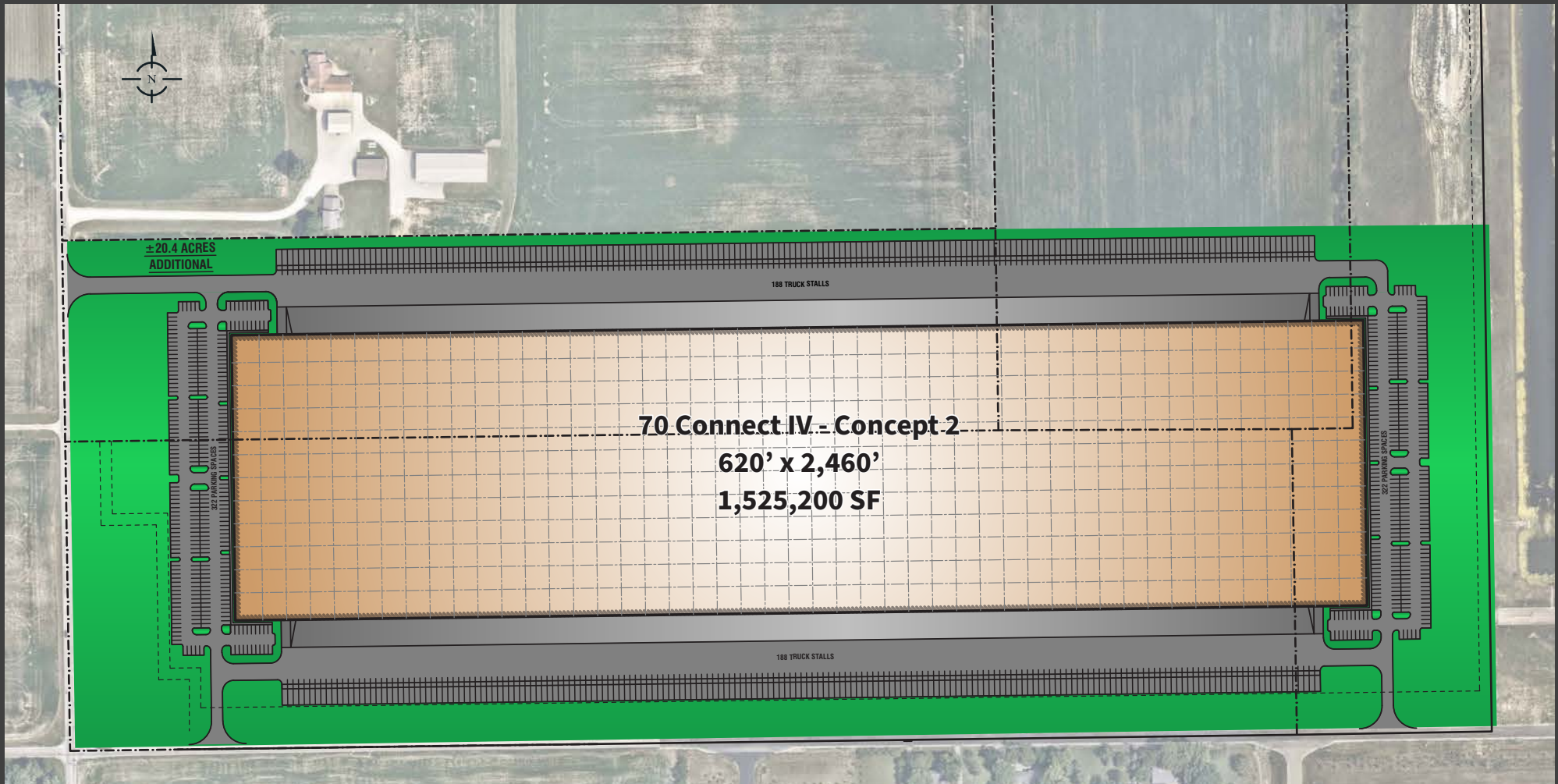
Industrial Build-to-Suit



Build-to-Suite details

- 1,525,200 SF warehouse/distribution space
- 620' building depth
- 644 auto parking,
- 376 trailer parking
- Zoned IBP
- 10-year real estate tax abatement

Developed by:

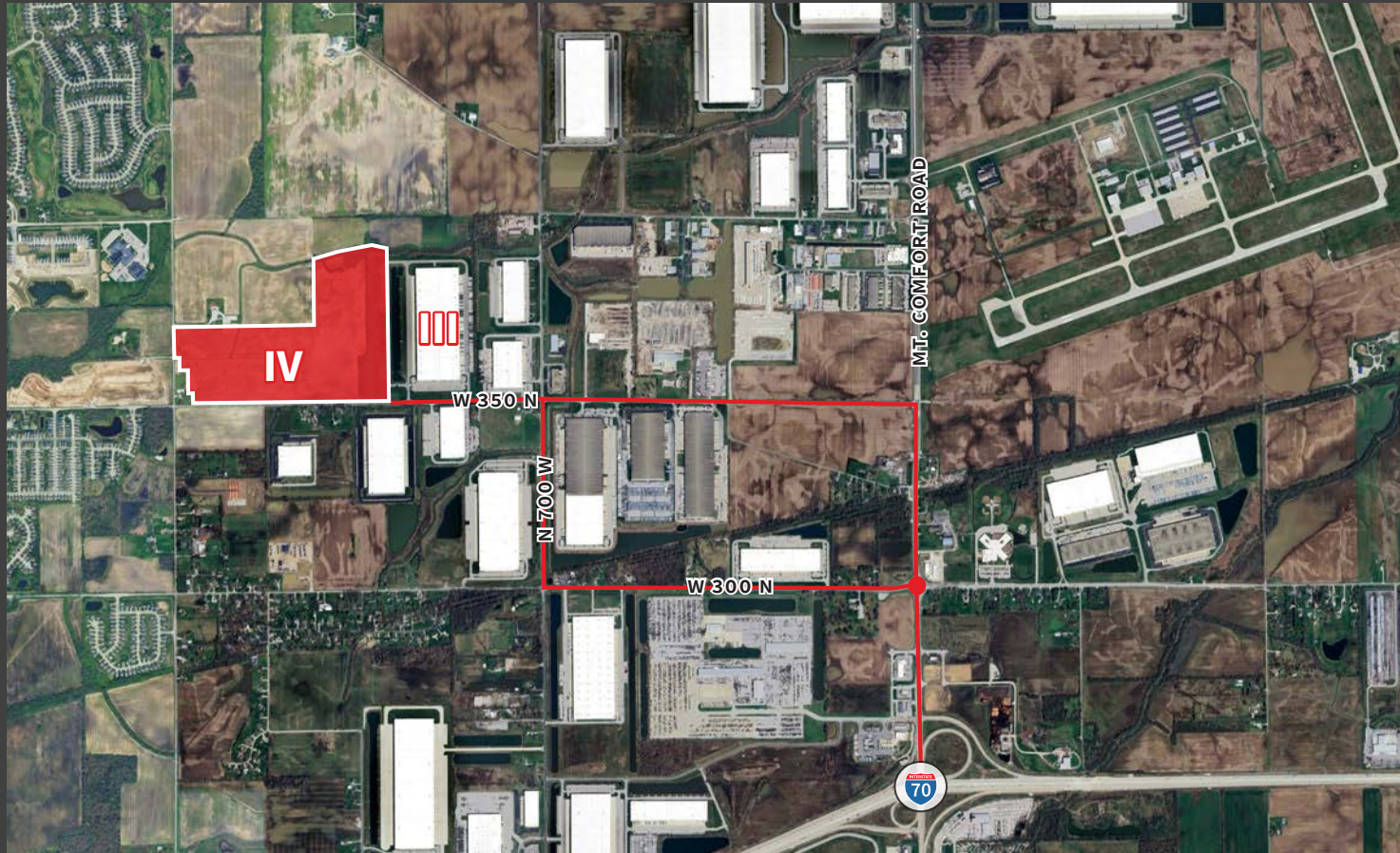


Up to 1,525,200 SF

Industrial Build-to-Suit



70 Connect IV 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



Gas
CenterPoint



Sewer
Aqua America



Electric
AES



Water
Citizens Energy



Fiber
Nine Star

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