



CLICK OR SCAN

2588 Jannetides Blvd

GREENFIELD, INDIANA

287,500 SF AVAILABLE

East Submarket (Indianapolis)



AMBROSE





287,500 SF AVAILABLE

- 500,000 SF building
- 175,000 SF min. divisibility
- 21,000 SF main office area (two-story)
- 5,000 SF auxiliary office area
- 73 available auto parking (expandable to 150)
- 30 total trailer parking (expandable to 50)
- 32' clear height
- 50' x 50' bay spacing
- 24 available docks
- 14 available knock outs
- 4 available drive-in doors
- One 2,000-amp 480/277v three-phase power service (serves entire building)

ELECTRIC

Duke Energy

GAS

CenterPoint

WATER

Citizens Energy

SEWER

Aqua Indiana

FIBER

NineStar

ZONING

Industrial Business Park (IBP)

AVAILABLE NOW

for Immediate Move In

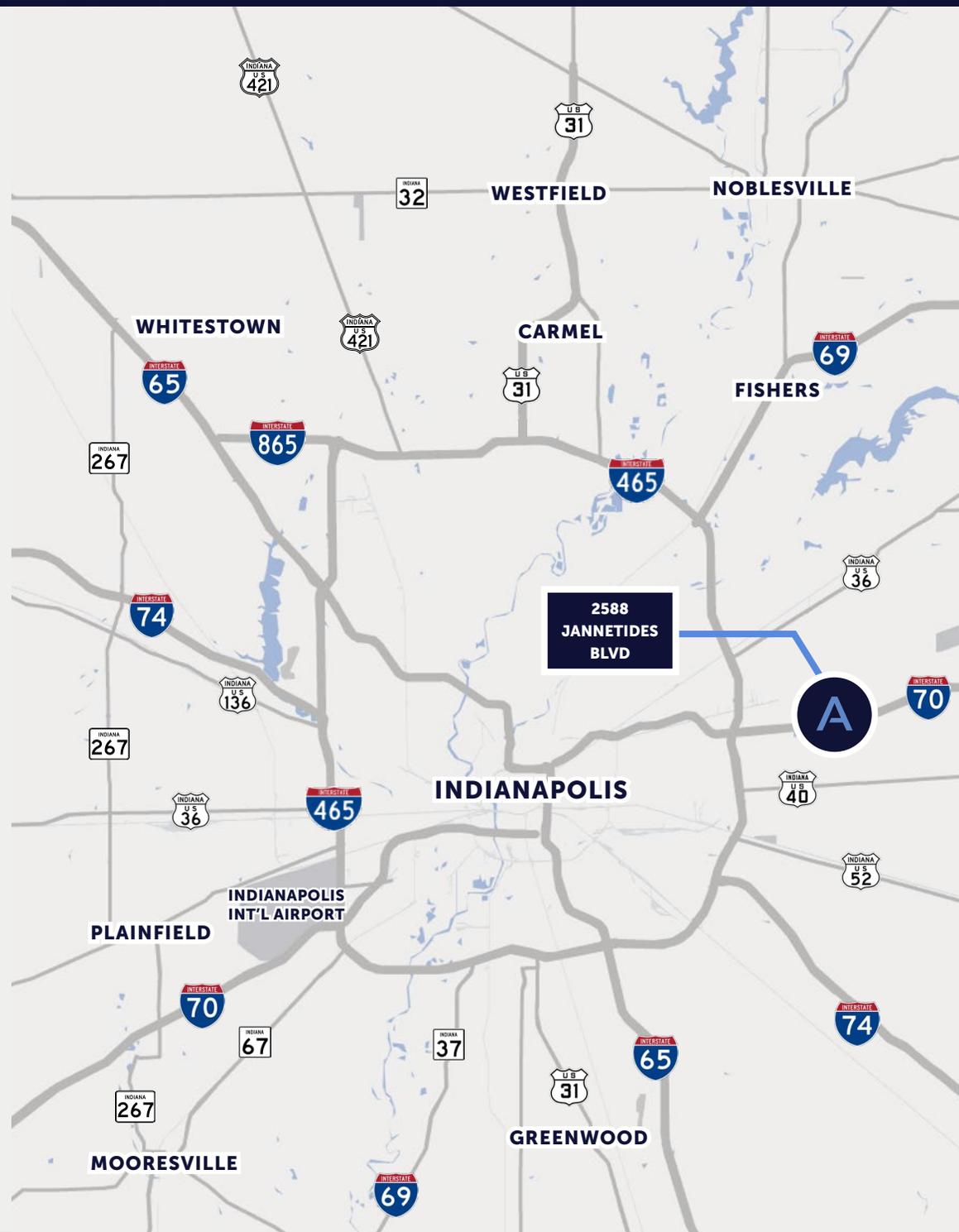
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ACCESS & LABOR

Located in the rapidly growing east submarket of Indianapolis, **2588 Jannetides Blvd** offers quick, easy access to I-70, and a large surrounding labor pool.

- Located in Greenfield, Indiana, Hancock County
- **4 interstates through Indianapolis** – I-65, I-70, I-69 and I-74 – all easily accessed via I-465
- Less than three miles to Mt. Comfort Road exit off I-70
- **High visibility and frontage** along I-70
- 10-minute drive time to I-465 via I-70
- **30-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- Strong labor market above national density for truck drivers, laborers and machinists
- **#4 Cost of Doing Business** by CNBC's America's Top States for Business, 2019
- **#8 Overall Top State Business Climate** by Site Selection Magazine, 2018

Reach **50% of U.S.** population in **one-day** drive





2588 Jannetides Blvd Greenfield, IN

AMBROSEPG.COM/PROPERTIES

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