



1,005,776 SF

Industrial space for lease

70 Connect III

7238 West 350 North | Greenfield, IN 46140

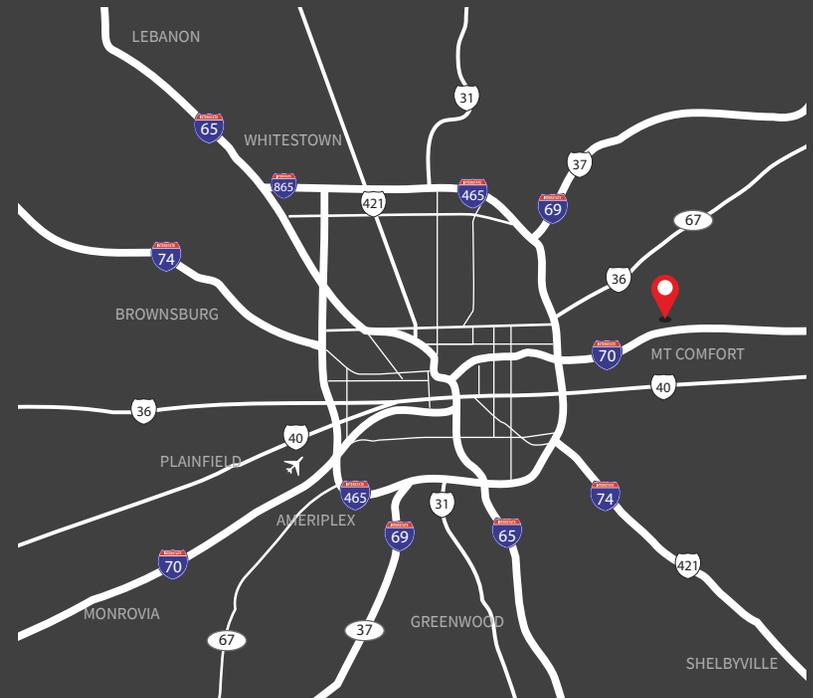
Property specifications

- 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:



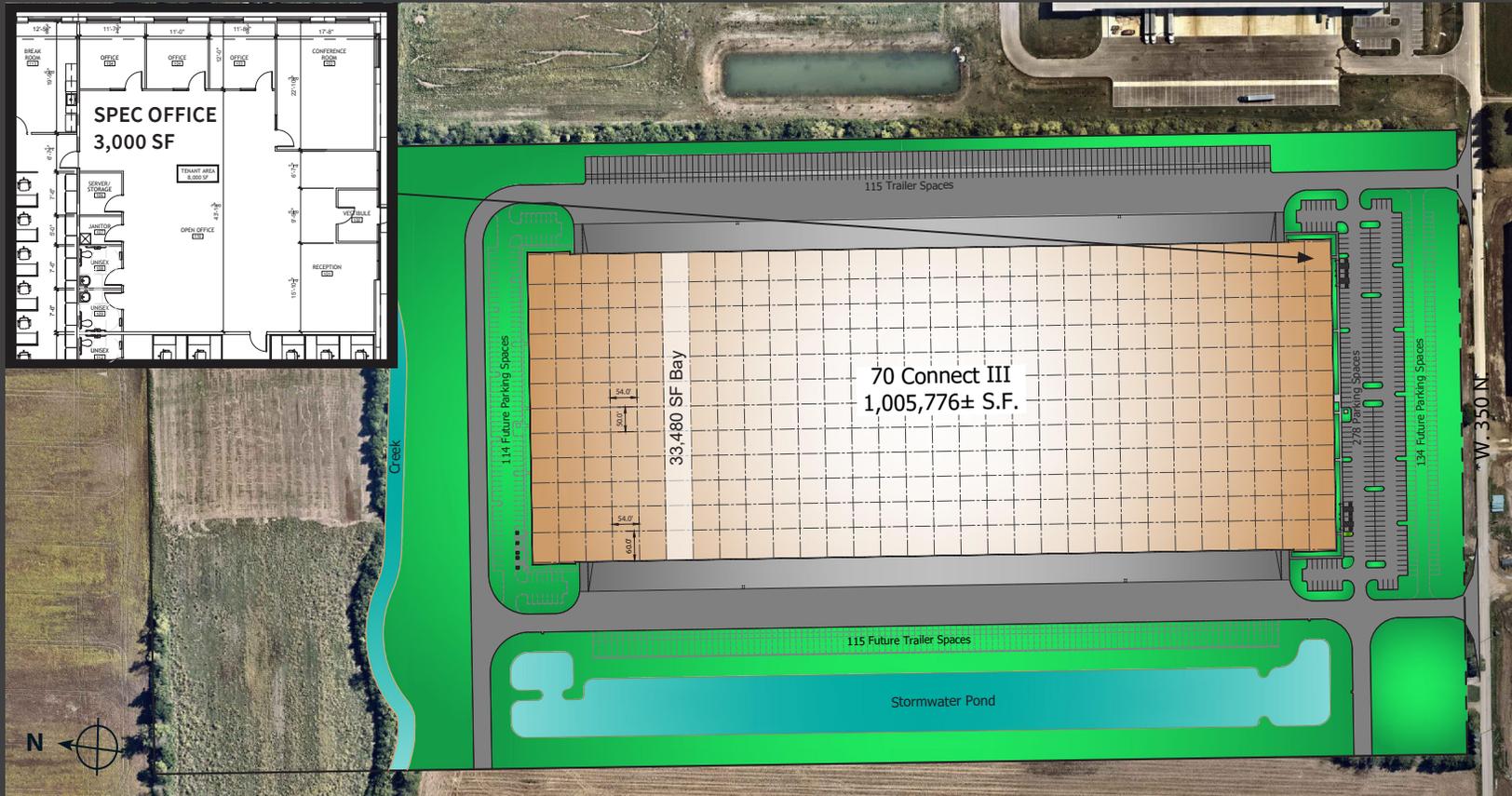
1,005,776 SF

Industrial space for lease



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



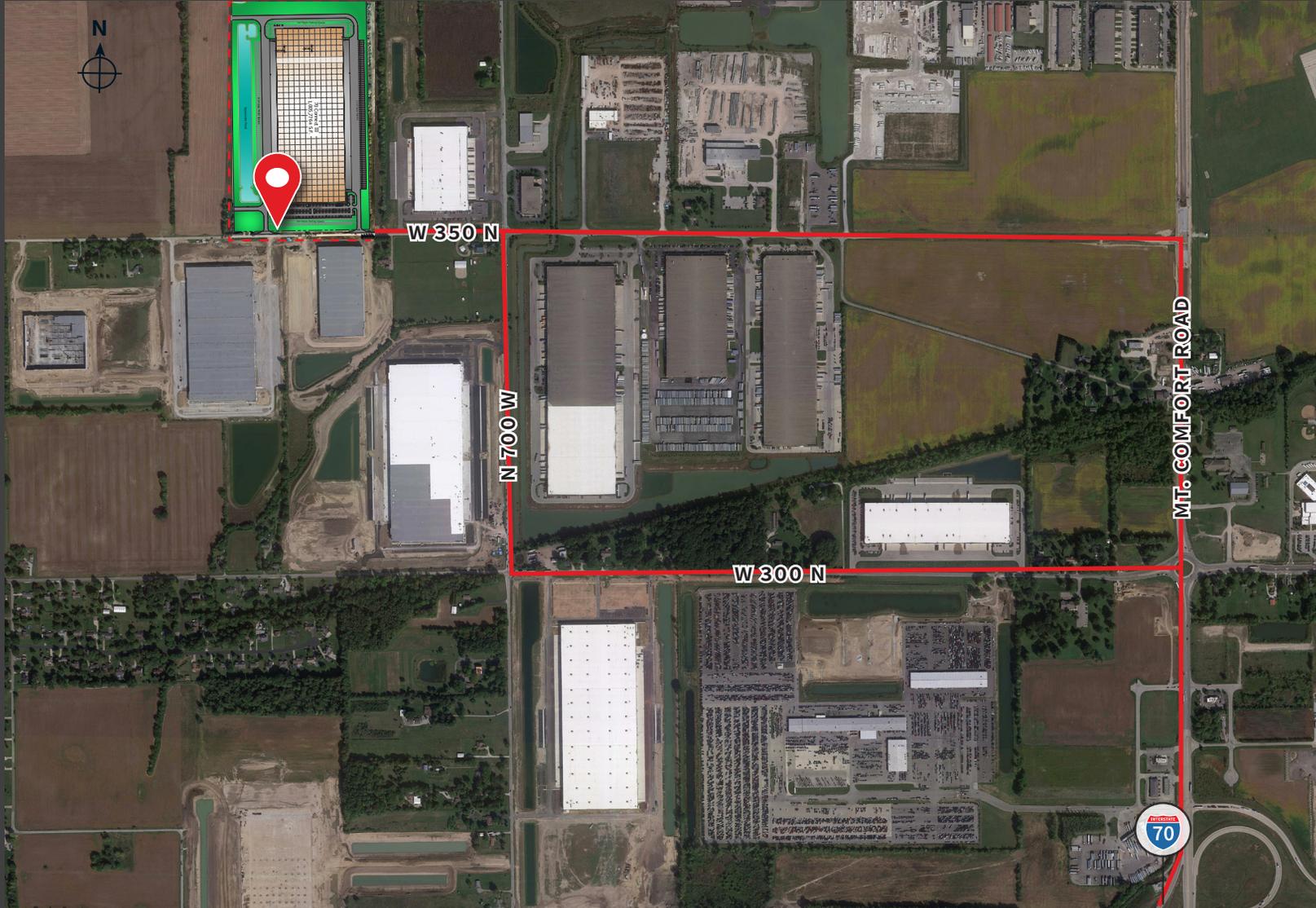
Developed by:



1,005,776 SF

Industrial space for lease

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

Industrial space for lease



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

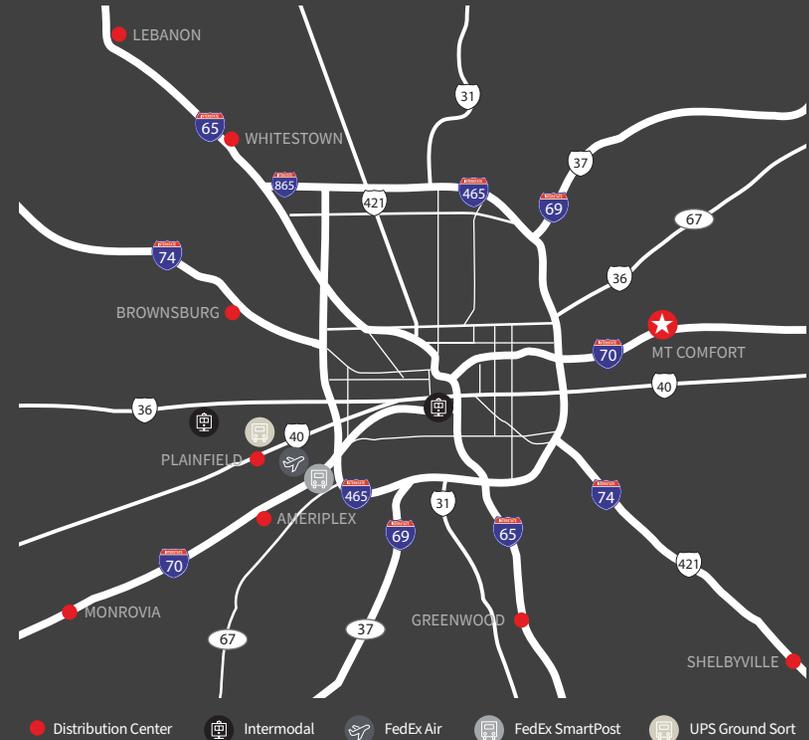
Ideal location

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



70connect-mtcomfort.com

JLL

Brian Buschuk

317.810.7180
brian.buschuk@jll.com

Brian Seitz, SIOR

317.810.7184
brian.seitz@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023. Jones Lang LaSalle IP, Inc. All rights reserved

