



I-69

# Industrial

GATEWAY

**204.81 Acres for Development**

I-69 and Olive Branch Road | Greenwood, IN 46143



# For Sale: Industrial Land, Strategic Future

Prime industrial land opportunity now available at the high-traffic intersection of I-69 and Olive Branch Road in Greenwood, Indiana. These strategically positioned parcels offer exceptional visibility and accessibility in one of Indiana's fastest-growing industrial corridors, with flexible demisable options to meet your specific development needs. Don't miss this rare chance to secure your foothold in this thriving logistics and manufacturing hub.



**204.81 acres (demisable)  
for development**



**Strategic location in  
Greenwood just south of  
Indianapolis**



**Immediate access to I-69**



**High-growth industrial market**

**8**

**8 interstate systems  
connect Indiana to  
the country**



**Last available sites at ideal  
intersection of I-69 &  
County Line Road**



**Neighboring companies  
include Amazon, FedEx,  
Cummins, and more**



**Surrounded by strong  
demographics and large  
labor pool**



Smith Valley Road



Olive Branch Road

Convenient access to two I-69 access points



Stones Crossing Road

State Road 44

Parcel 1	7.74 acres
Parcel 2	48.43 acres
Parcel 3	24.99 acres
Parcel 4	106.42 acres *split parcel
Parcel 5	17.23 acres



# Demographics that Deliver



## Industries



**82,083**

Industrial workers living and working within 30 min



**84,694**

Industrial workers working within 30 min

## Population



**736,907**

Total population within 15 miles



**404,897**

Total labor force within 15 miles

## Education



**25.64%**

High school diploma/GED within 15 miles



**41.47%**

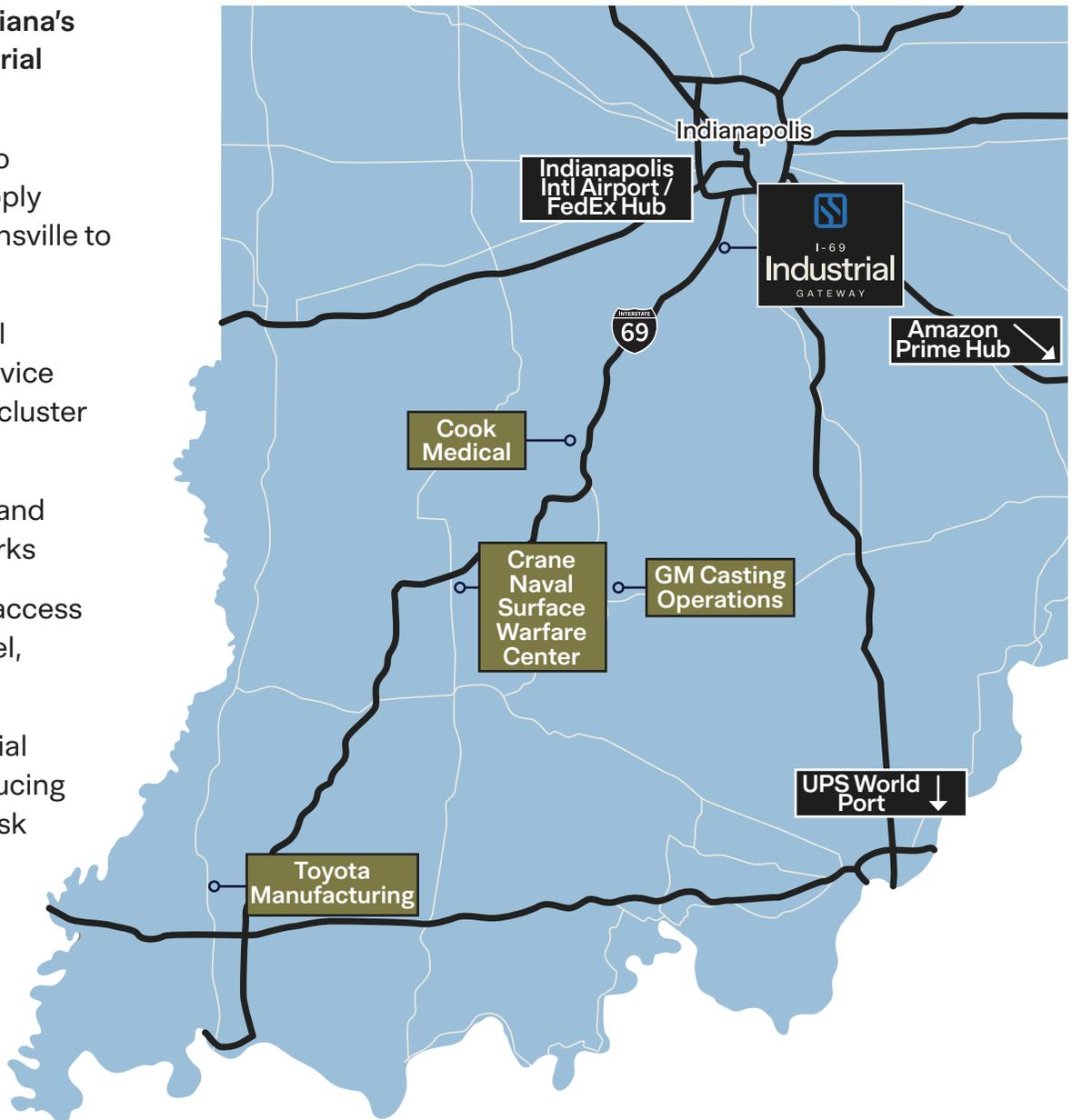
Associates degree or higher within 15 miles

# Highway to Success



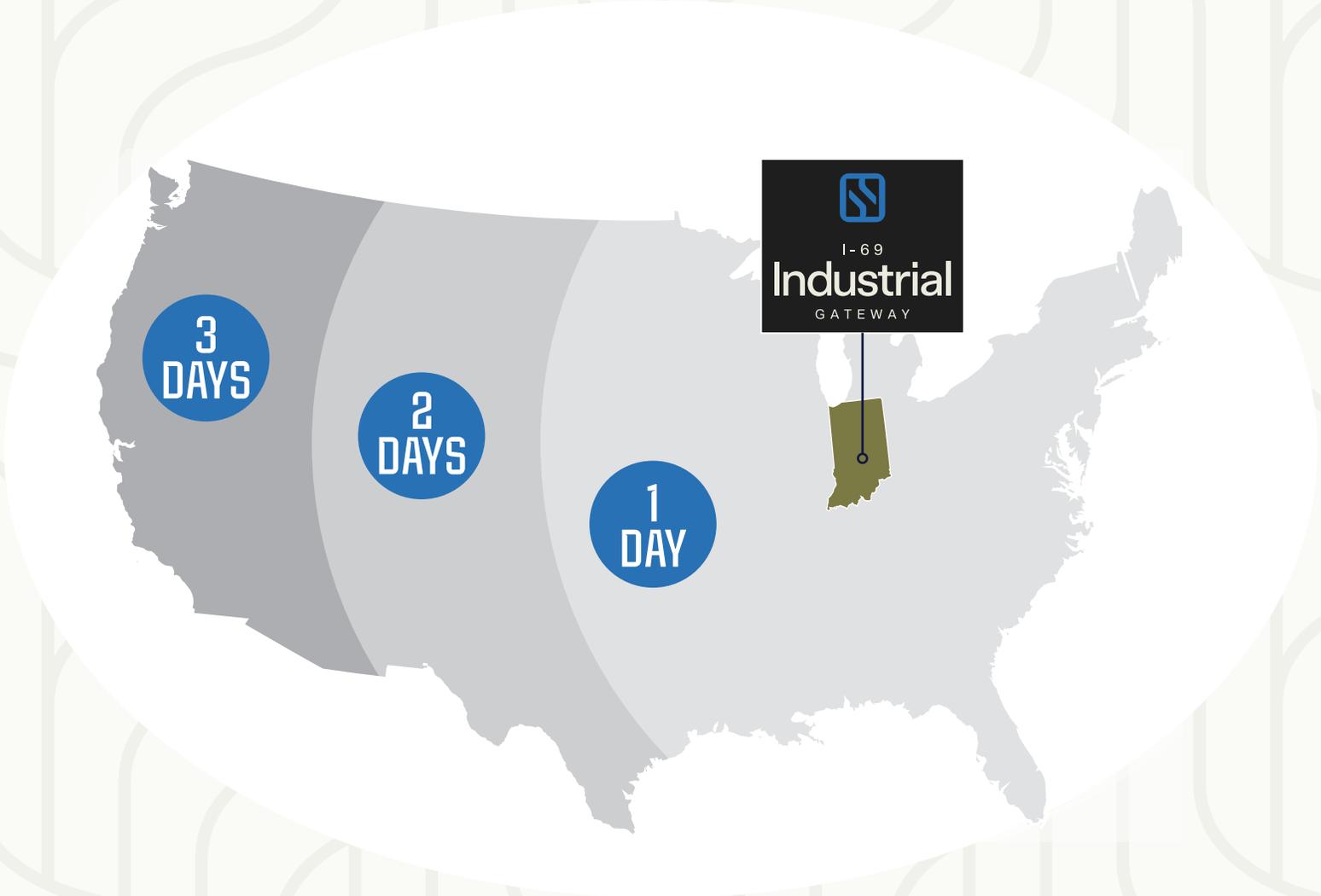
## Connected to Indiana's Entire I-69 Industrial Corridor

- Direct access to automotive supply chain from Evansville to Indianapolis
- Pharmaceutical and medical device manufacturing cluster
- Established transportation and logistics networks
- Raw materials access (limestone, steel, aluminum)
- Diverse industrial ecosystem reducing single-sector risk



I-69	1 minute
I-465	7 minutes
Indianapolis International Airport/FedEx Hub	15 minutes
Indianapolis CBD	20 minutes
CSX Intermodal Terminal	30 minutes
Cincinnati CVG Airport (Amazon Prime Hub)	1 hour 45 minutes
Louisville (UPS Worldport)	1 hour 50 minutes

# The Crossroads of America



**50%**

Within one day's drive to more than 50% of the populations of U.S. and Canada



Home to more pass-through highways than any other state

**2ND**

Indianapolis FedEx hub is the 2nd largest nationally

**#5**

Indiana is ranked #5 in the U.S. for cost of doing business (CNBC Top States for Business)

**#1**

Indiana is ranked #1 in the U.S. for infrastructure (CNBC Top States for Business)

**1.5B**

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



1-69

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