



196,560 S.F. BUILDING - 42,140 S.F. AVAILABLE FOR OCCUPANCY



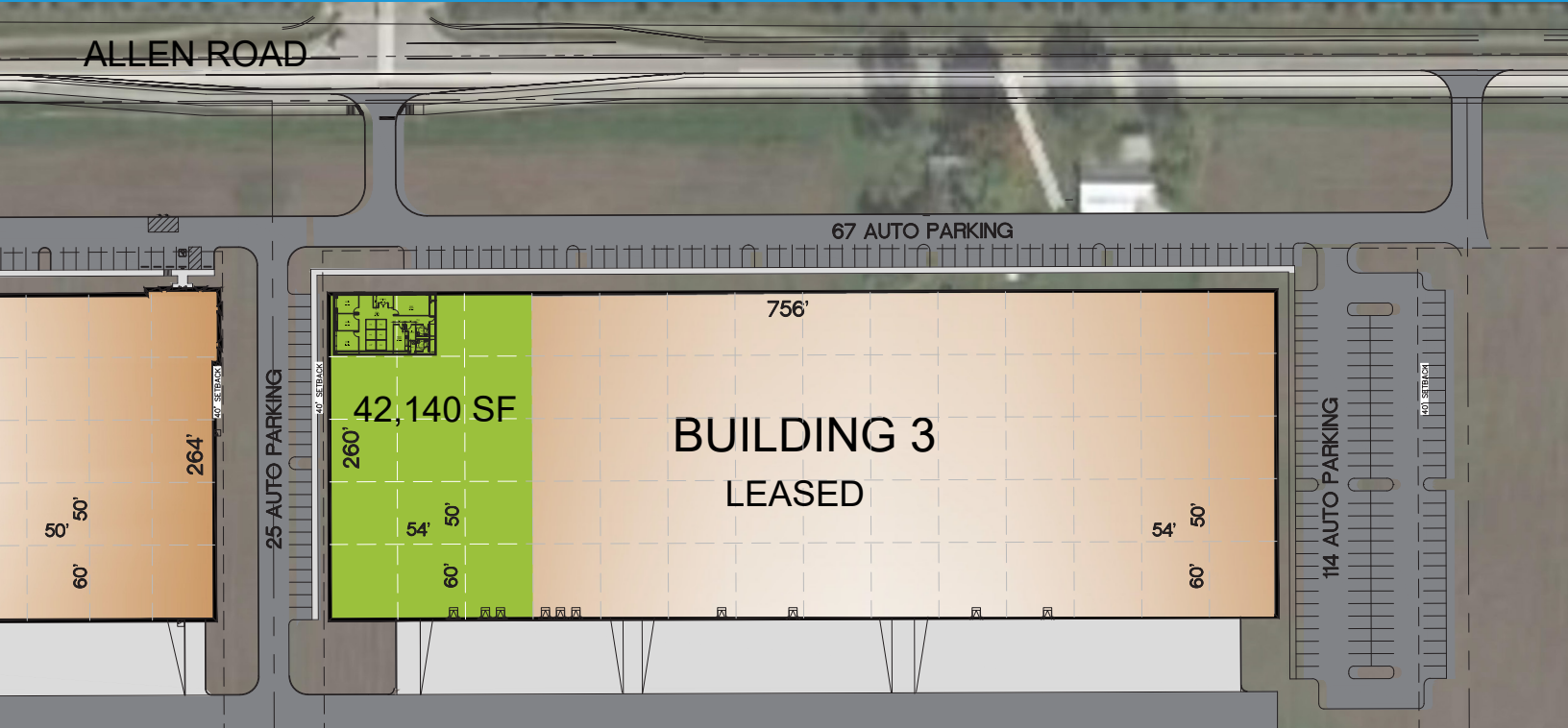
GREENWOOD PARK
AT 65 SOUTH

2829 ALLEN ROAD | GREENWOOD, IN

SCANNELLGREENWOOD.COM



GREENWOOD PARK AT 65 SOUTH



BUILDING HIGHLIGHTS

- 196,560 S.F. total building
- 42,140 S.F. available
- 2,000 S.F. new office pod
- 260' x 756' building dimensions
- 54' x 50' column spacing; 60' at speed bay
- 32' clear height
- ±40 dedicated auto parking
- Rear load configuration
- 130' truck court
- 3 dock doors equipped with 40,000 lb. levelers, dock seals and swing arm lights (expandable)
- 1 drive-in door 12'x14' (expandable)
- 7" un-reinforced slab
- LED lighting
- ESFR sprinkler system
- Redundant power available in the park



SITE INFRASTRUCTURE



Electric by Johnson County REMC - Existing 3 Phase, 12,470/7,200 volt overhead line on Allen & Collins Road, Existing substation capacity up to 13MW, and a 69KV transmission line located on Collins Road



Water by Indiana American Water - 12" main located along Allen Road and a 16" main is located along Collins Road



Fiber by Johnson County REMC, AT&T and Centurylink - 144-fiber cable bound to a 6M messenger cable on Allen & Collins Road



Sewer by City of Greenwood - 18" Sewer Main located along Collins Road



Gas by Vectren - Gas main located along Allen Road & Collins Road



Phone by AT&T - Located overhead along Allen, Graham & Collins Road

EXCELLENT LOCATION

Greenwood Park at 65 South is well located right off of I-65 in Greenwood, Indiana. Greenwood is home to numerous industrial and manufacturing facilities and is centrally located 22 miles from the Indianapolis International Airport and 15 miles from Downtown Indianapolis.



GREENWOOD PARK

AT 65 SOUTH

2829 ALLEN ROAD | GREENWOOD, IN

SCANNELLGREENWOOD.COM



Brian Seitz, SIOR
+1 317 810 7184
brian.seitz@jll.com

Steve Schwegman
+1 317 810 7185
steve.schwegman@jll.com



DISCLAIMER

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.