



# *EAST 70*

LOGISTICS PARK

**BUILDINGS 4, 8 & 9 | 2,008,800 SF**

**BUILDING 7 | 1,003,200 SF**



**MCCORDSVILLE, IN**

**[WWW.EAST70LOGISTICS PARK.COM](http://WWW.EAST70LOGISTICS PARK.COM)**

Owner/Developer



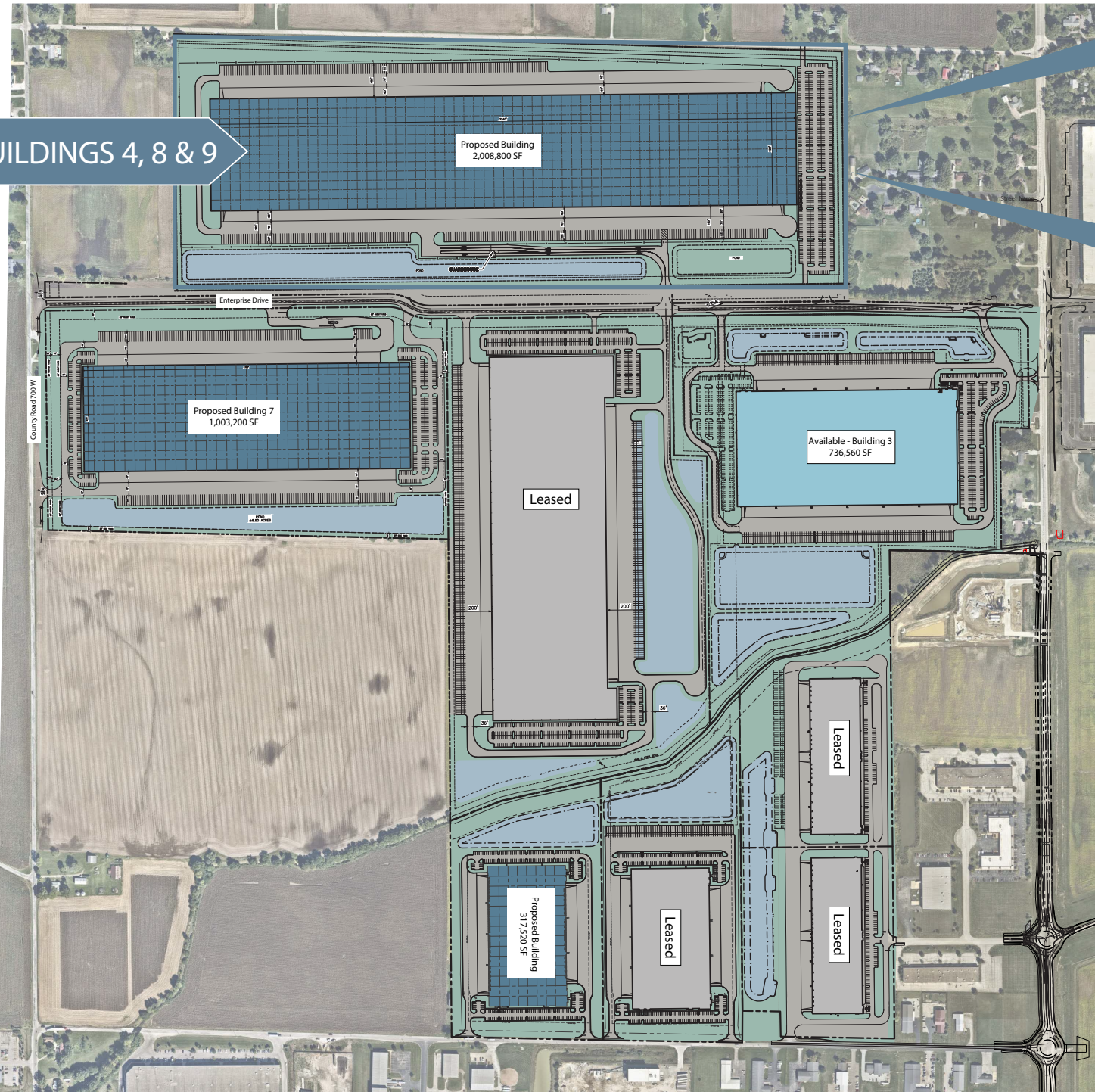
**GDI COMPANIES**  
building a better experience

Leasing Broker



► **PARK OVERVIEW**

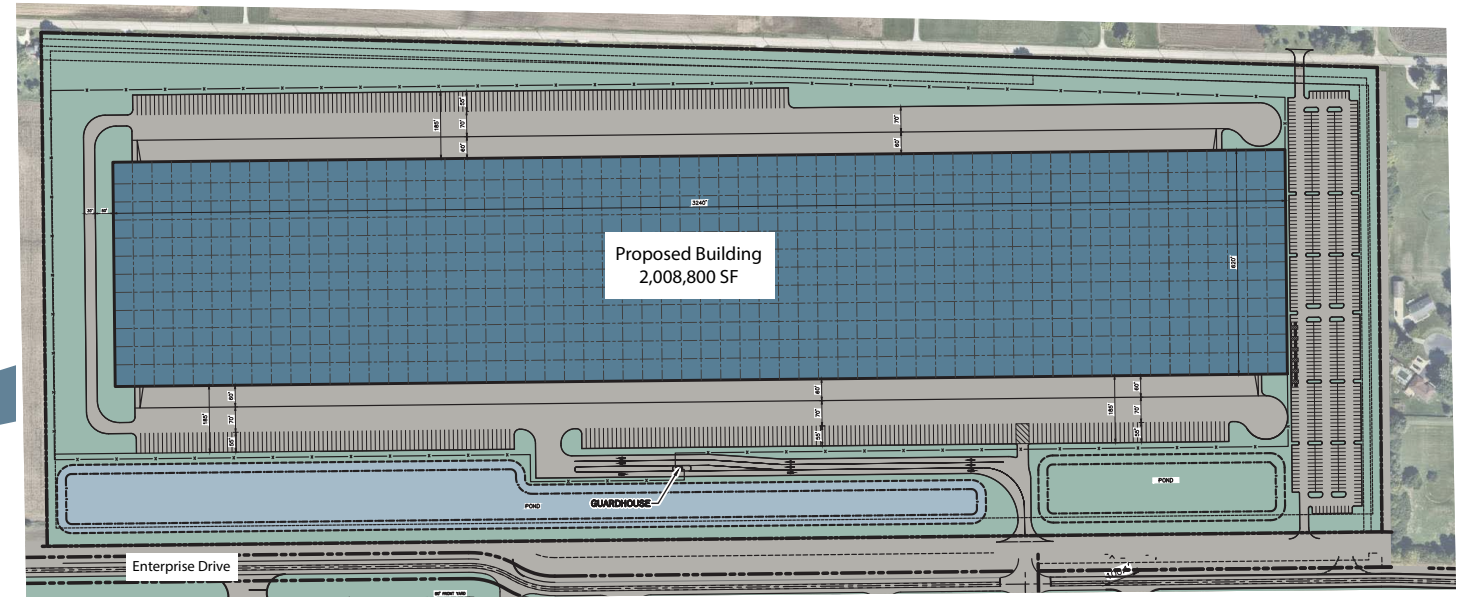
East 70 Logistics Park is an industrial logistics park with three cross-docked distribution buildings located in Greenfield, Indiana. There is direct access to Mount Comfort Road which provides easy access to the local Indianapolis interstate loop of I-465 and in turn connects to all major interstates passing through Indiana. The site also offers two distinct build-to-suit development options, providing flexibility to accommodate different tenant size requirements and operational needs.



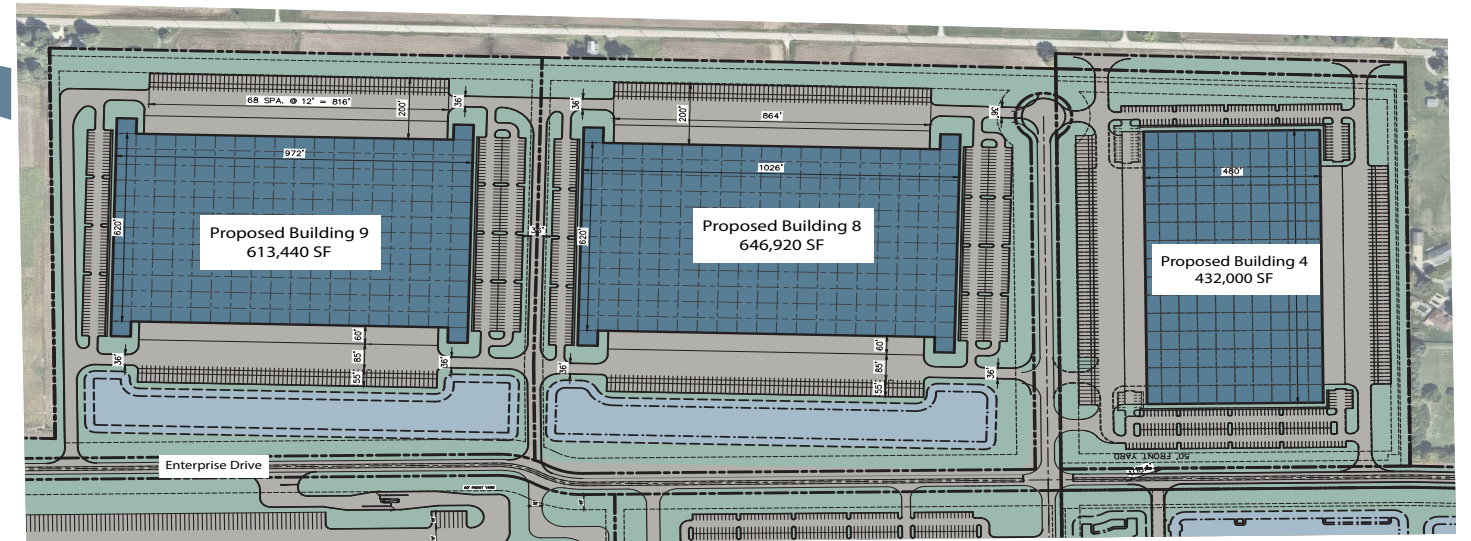
► **SITE LAYOUT OPTIONS**



Option 1



Option 2



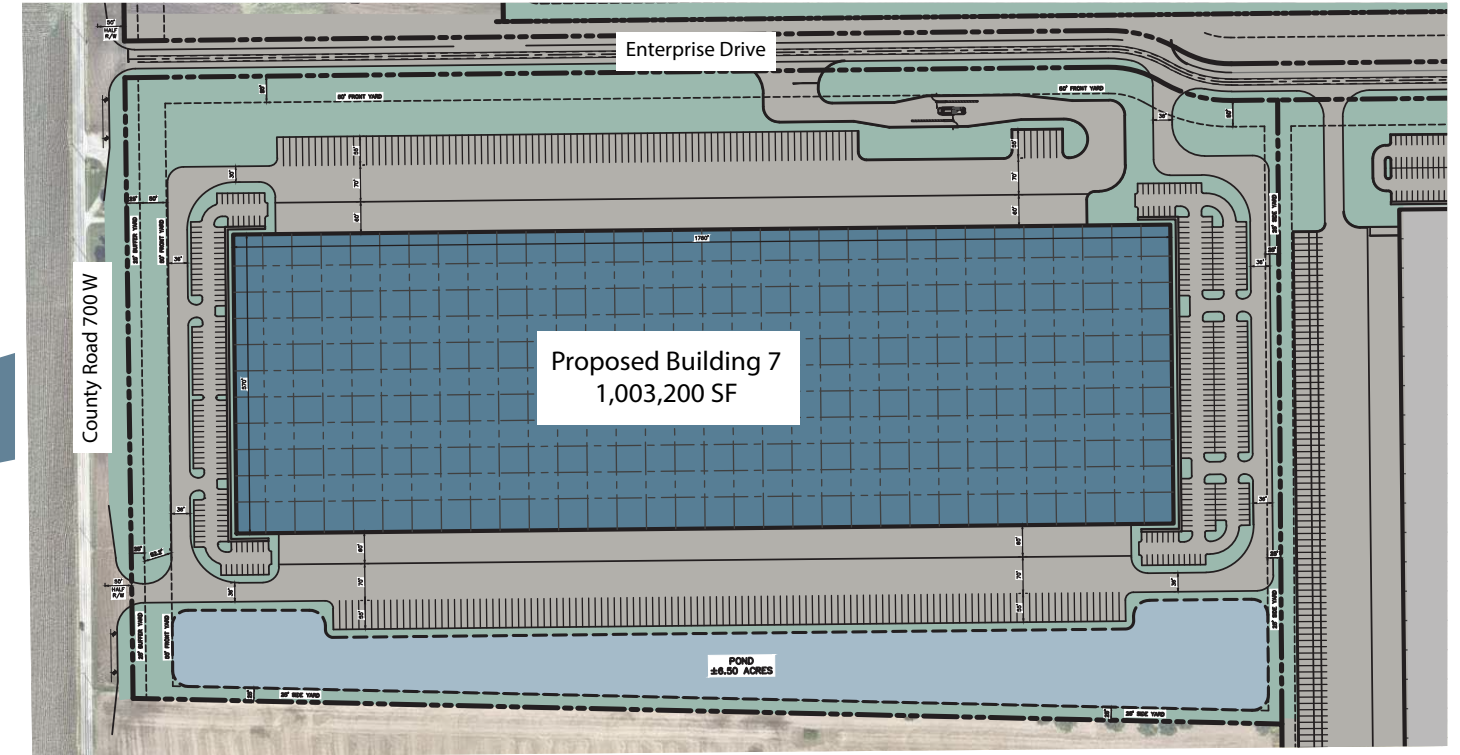
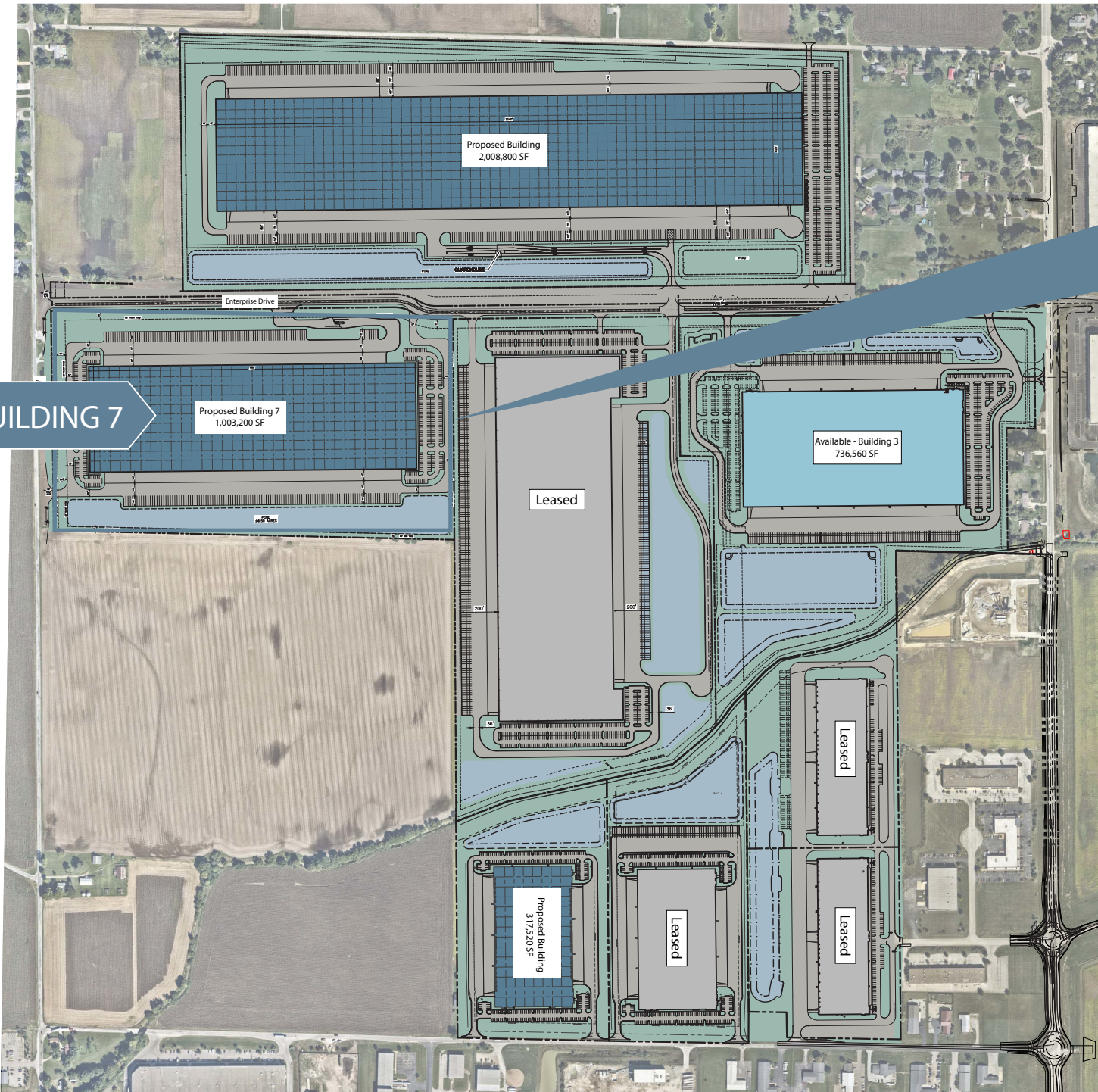
► **BUILDINGS 4, 8 & 9 FEATURES**

- » Available: 2,008,800 SF
- » Lot size: ±118.76 acres
- » Building depth: 620' x 3,240'
- » Trailer parking: 384
- » Car parking: 612
- » Exterior docks: 200 at 12' spacing
- » Truck courts: 185'
- » Lighting: LED
- » Sprinklers: ESFR

► **UTILITIES**

- |  |                                     |  |                          |
|--|-------------------------------------|--|--------------------------|
|  | <b>Fiber</b><br>NineStar Connect    |  | <b>Water</b><br>Citizens |
|  | <b>Sewer</b><br>Aqua Indiana        |  | <b>Gas</b><br>Vectren    |
|  | <b>Electric</b><br>NineStar Connect |  |                          |






► PARK OVERVIEW



► BUILDING 7 FEATURES

- » Available: 1,003,200 SF
- » Lot size: ±60.19 acres
- » Building depth: 570' x 1,760'
- » Trailer parking: 248
- » Car parking: 364
- » Exterior docks: 100 (134 future)
- » Truck courts: 185'
- » Lighting: LED
- » Sprinklers: ESFR

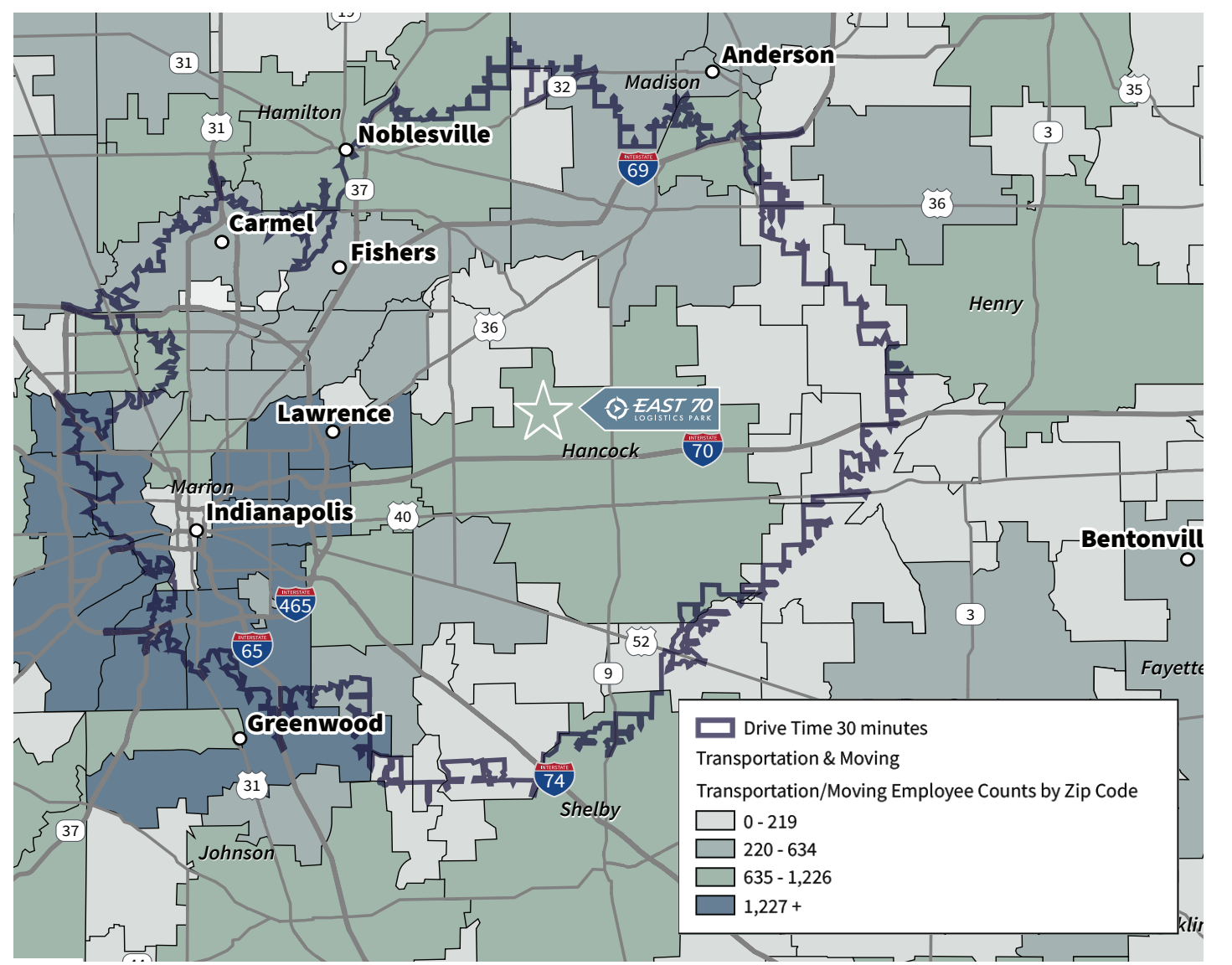
► UTILITIES

- |   |                                     |   |                          |
|---|-------------------------------------|---|--------------------------|
|  | <b>Fiber</b><br>NineStar Connect    |  | <b>Water</b><br>Citizens |
|  | <b>Sewer</b><br>Aqua Indiana        |  | <b>Gas</b><br>Vectren    |
|  | <b>Electric</b><br>NineStar Connect |   |                          |



▶ CORPORATE NEIGHBORS

▶ LABOR POOL OCCUPATION





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