



CLICK OR SCAN

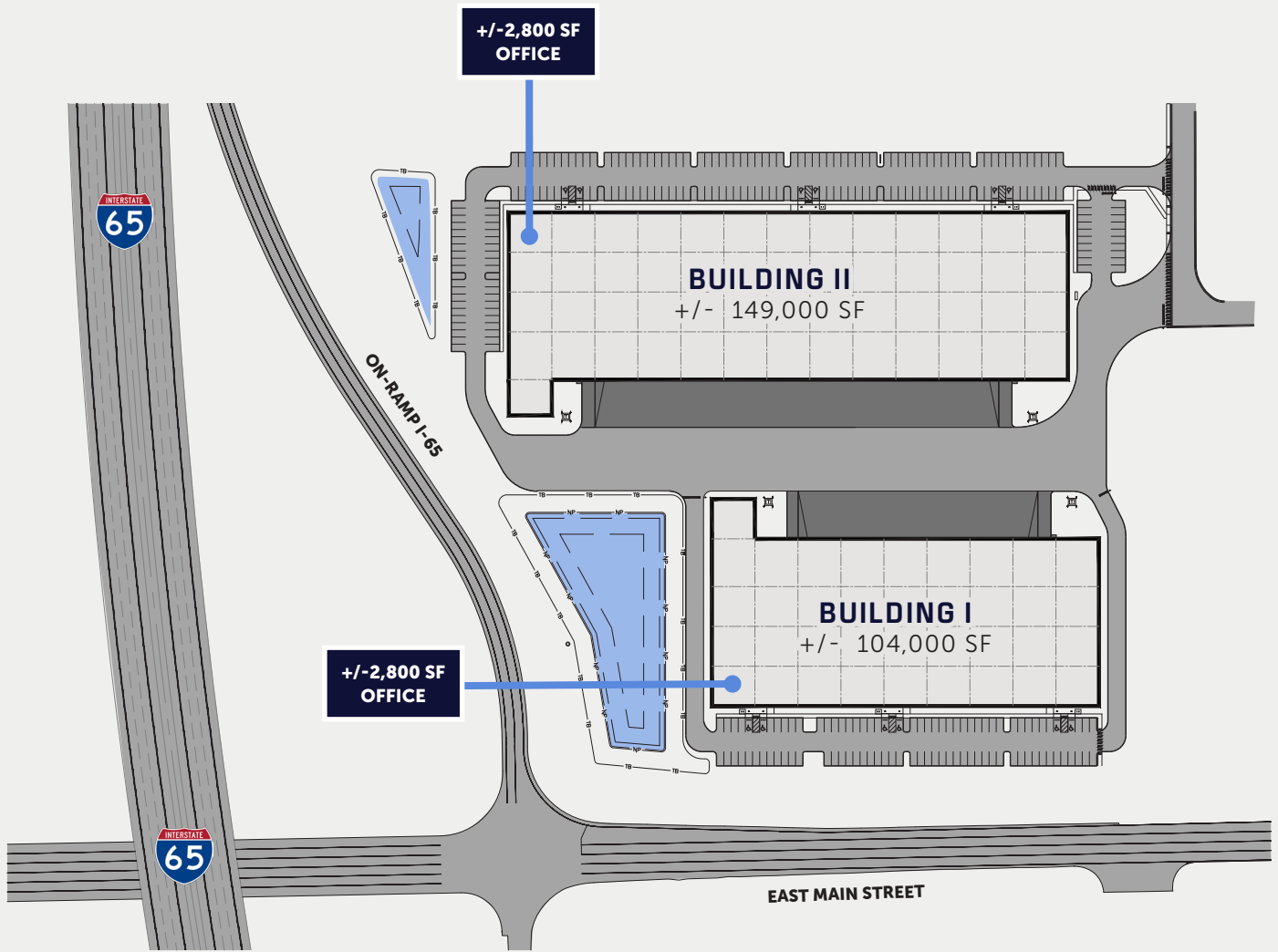
Indianapolis Logistics Park - South

16-ACRE CLASS A INDUSTRIAL PARK

30,000 - 150,000 SF spaces available
Indianapolis South Submarket

AMBROSE

BUILDING I: +/-7 acres BUILDING II: +/-9 acres



Building I

OCTOBER 2026
Available for Fixturing

DECEMBER 2026
Substantial Completion

Building II

OCTOBER 2026
Available for Fixturing

DECEMBER 2026
Substantial Completion

WATER
Indiana American Water

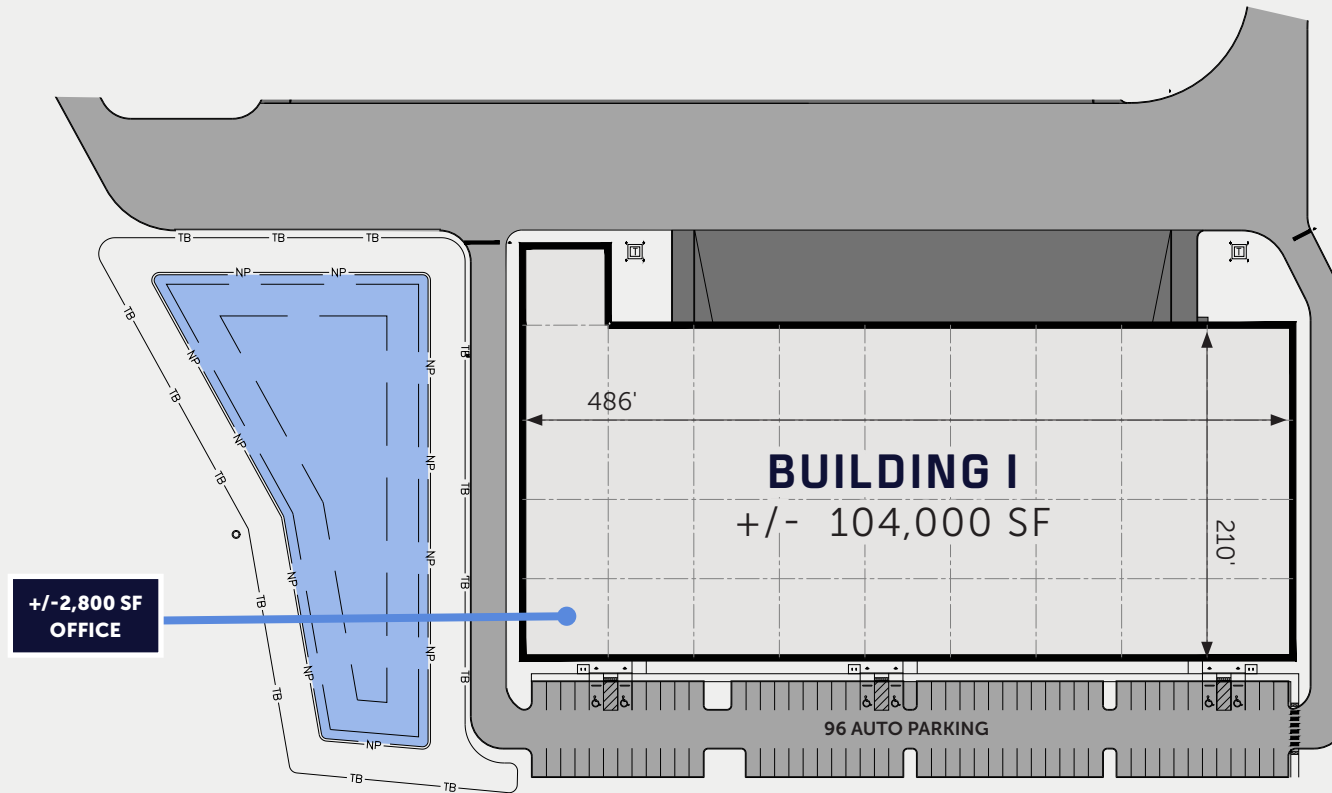
SANITARY
City of Greenwood

GAS
CenterPoint Energy

ELECTRIC
Johnson Co REMC

DATA
AT&T

**ALL BUILDINGS SEEKING
LEED® SILVER CERTIFICATION**



+/-104,000 SF

- 30,000 SF minimum divisibility
- 32' clear height
- 96 auto parking

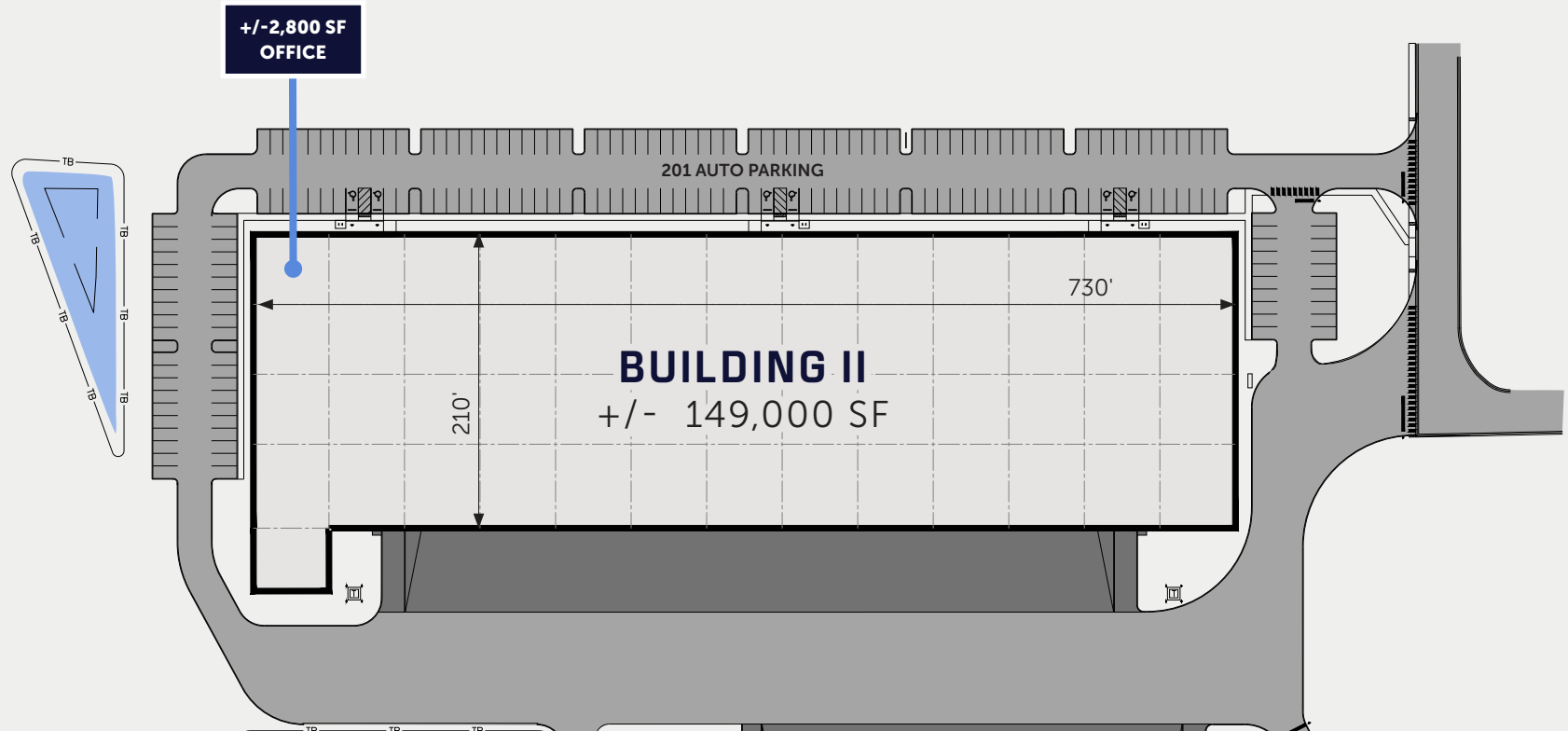
- 11 equipped docks
- 2 drive-in doors
- 50' x 54' typical bays
- 60' x 54' speed bays

- 7" thick unreinforced slab
- (2) 2,000-amp 480/277 v three-phase service

OCTOBER 2026
Available for Fixturing

DECEMBER 2026
Substantial Completion

SEEKING LEED® SILVER CERTIFICATION



+/-149,000 SF

- 50,000 SF minimum divisibility
- 32' clear height
- 201 auto parking

- 15 equipped docks
- 2 drive-in doors
- 50' x 54' typical bays
- 60' x 54' speed bays

- 7" thick unreinforced slab
- (2) 2,000-amp 480/277 v three-phase service

OCTOBER 2026
Available for Fixturing

DECEMBER 2026
Substantial Completion

SEEKING LEED® SILVER CERTIFICATION

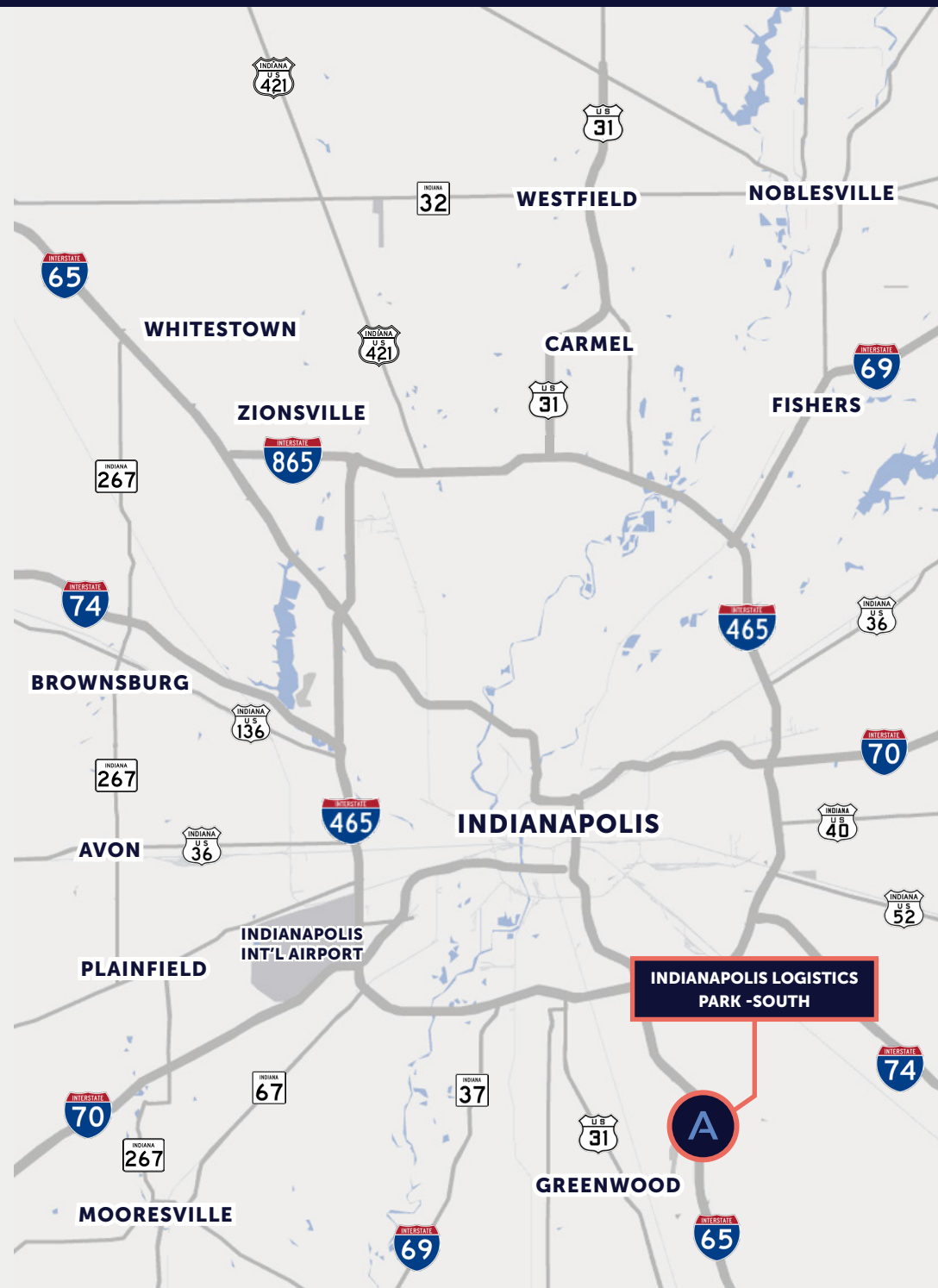
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ACCESS, LABOR & ADVANTAGES

Situated along I-65 in the South submarket of Indianapolis, **Indianapolis Logistics Park - South** is comprised of two buildings with easy interstate access.

- Located in Greenwood, Indiana (Johnson County).
- Buildings provide immediate access to **I-65** via directly adjacent interchange.
- 10-minute drive time to **I-465**.
- 25-minute drive time to **Indianapolis International Airport (IIA)** and the world's second largest FedEx Hub.
- **10-year tax abatement in place**
- Ideal configuration for local and regional distribution and manufacturing.
- **Large surrounding labor pool:** a population of more than 170,000 in Johnson County.

Located within **one-day** drive of **50% of U.S. population** via four interstates: I-65, I-70, I-69 & I-74.





Indianapolis Logistics Park - South

AMBROSEPG.COM/PROPERTIES

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