

I - 6 9

# Industrial

G A T E W A Y

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

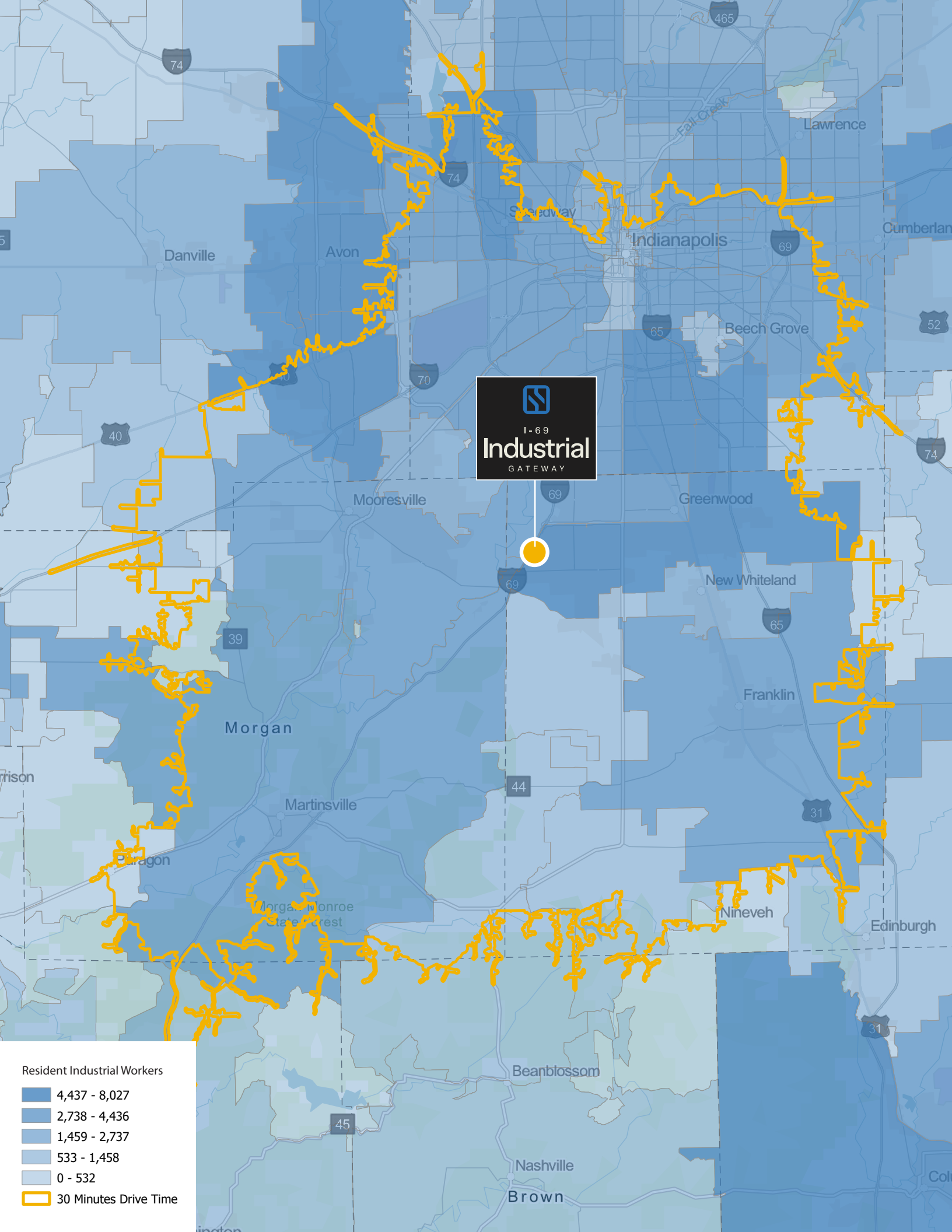
Convenient access to two I-69 access points

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



  
1-69  
**Industrial**  
GATEWAY

Resident Industrial Workers

- 4,437 - 8,027
- 2,738 - 4,436
- 1,459 - 2,737
- 533 - 1,458
- 0 - 532
-  30 Minutes Drive Time

# 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



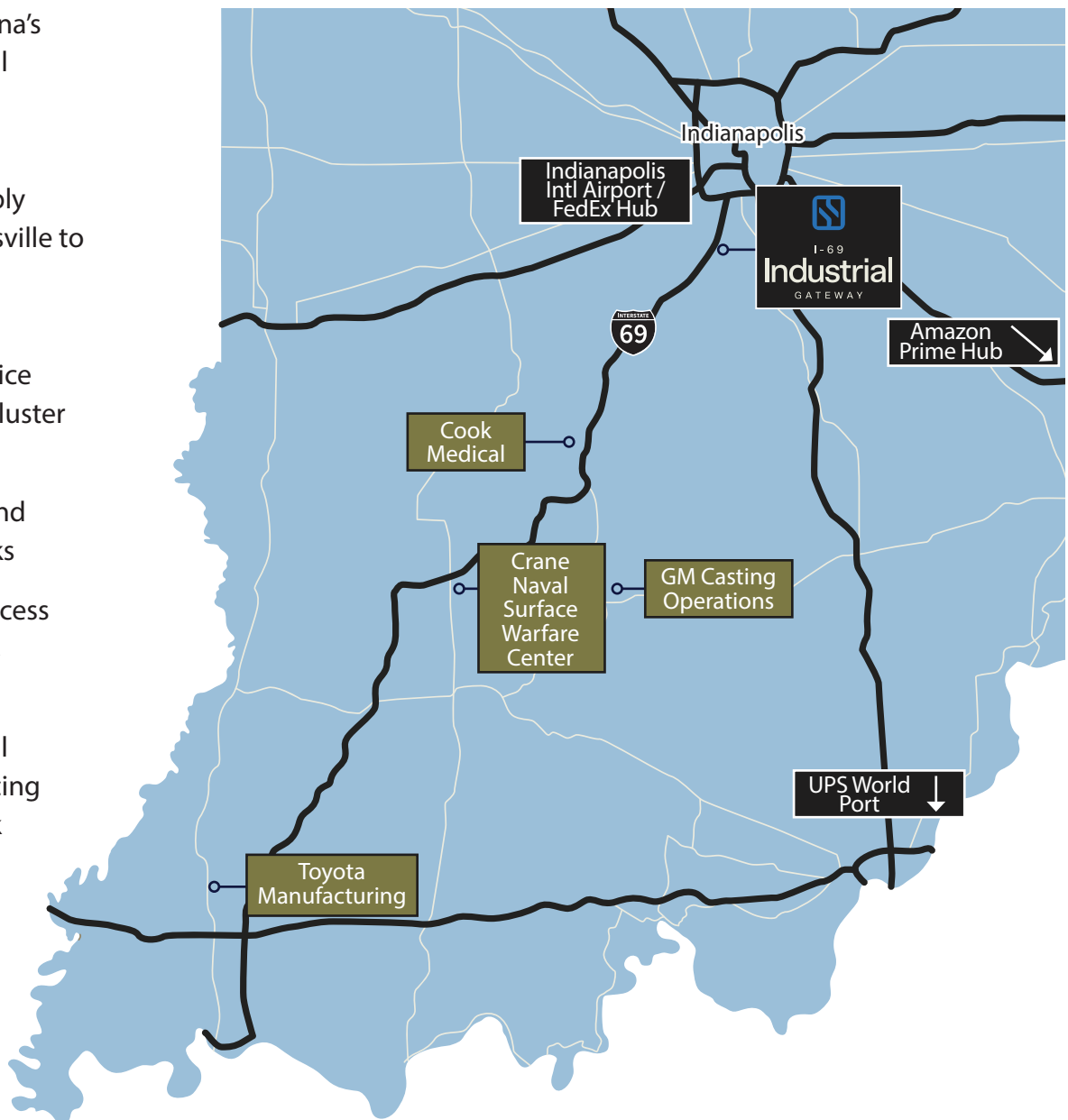
41.47%

Associates degree or higher within 15 miles



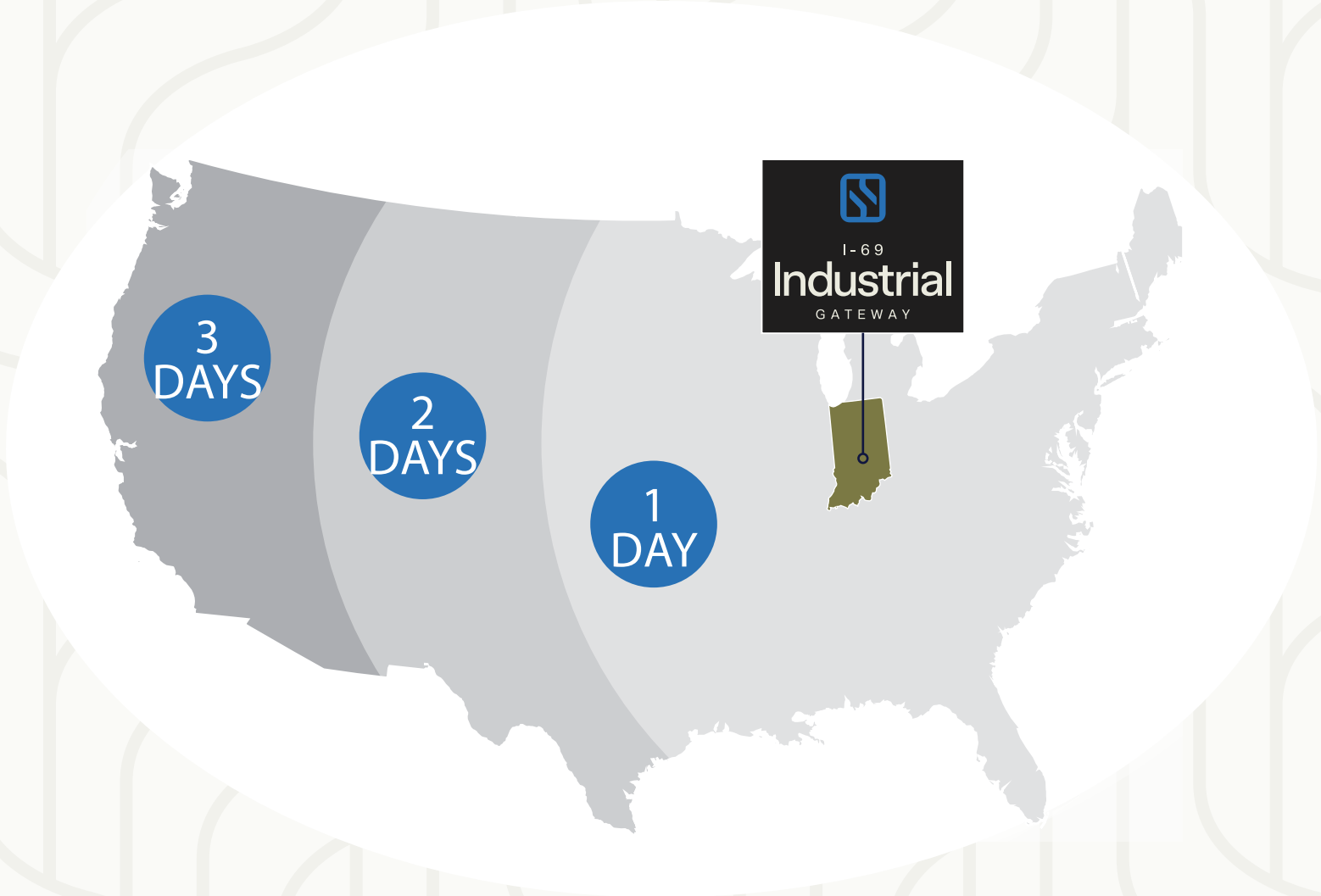
## Connected to Indiana's Entire I-69 Industrial Corridor

- 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)

**15B**

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



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