

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

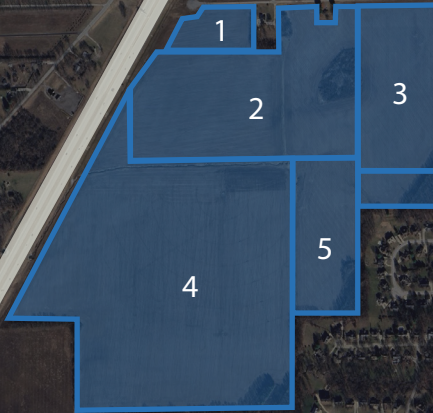


Smith Valley Road



Olive Branch Road

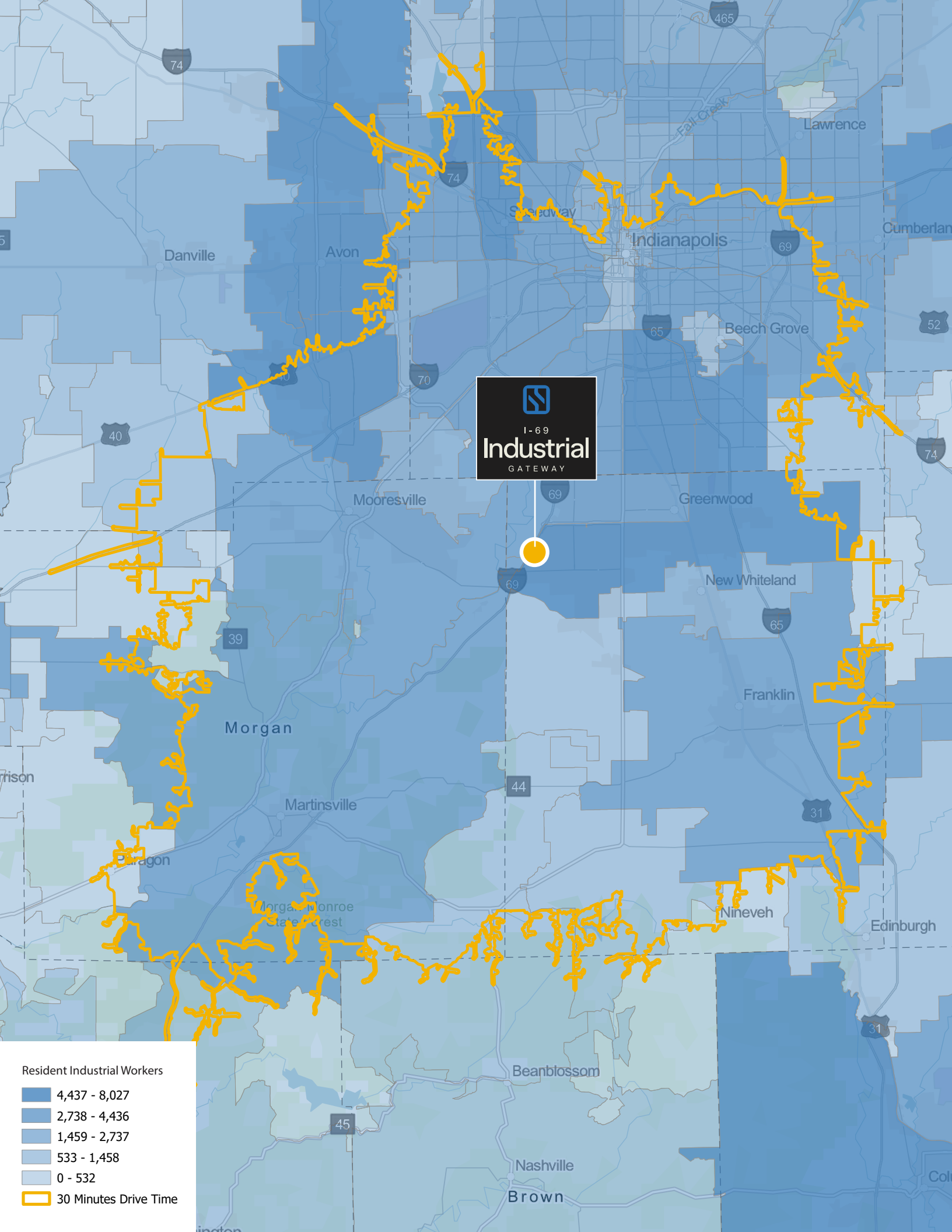
Convenient access to two I-69 access points



Stones Crossing Road

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

State Road 44



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%

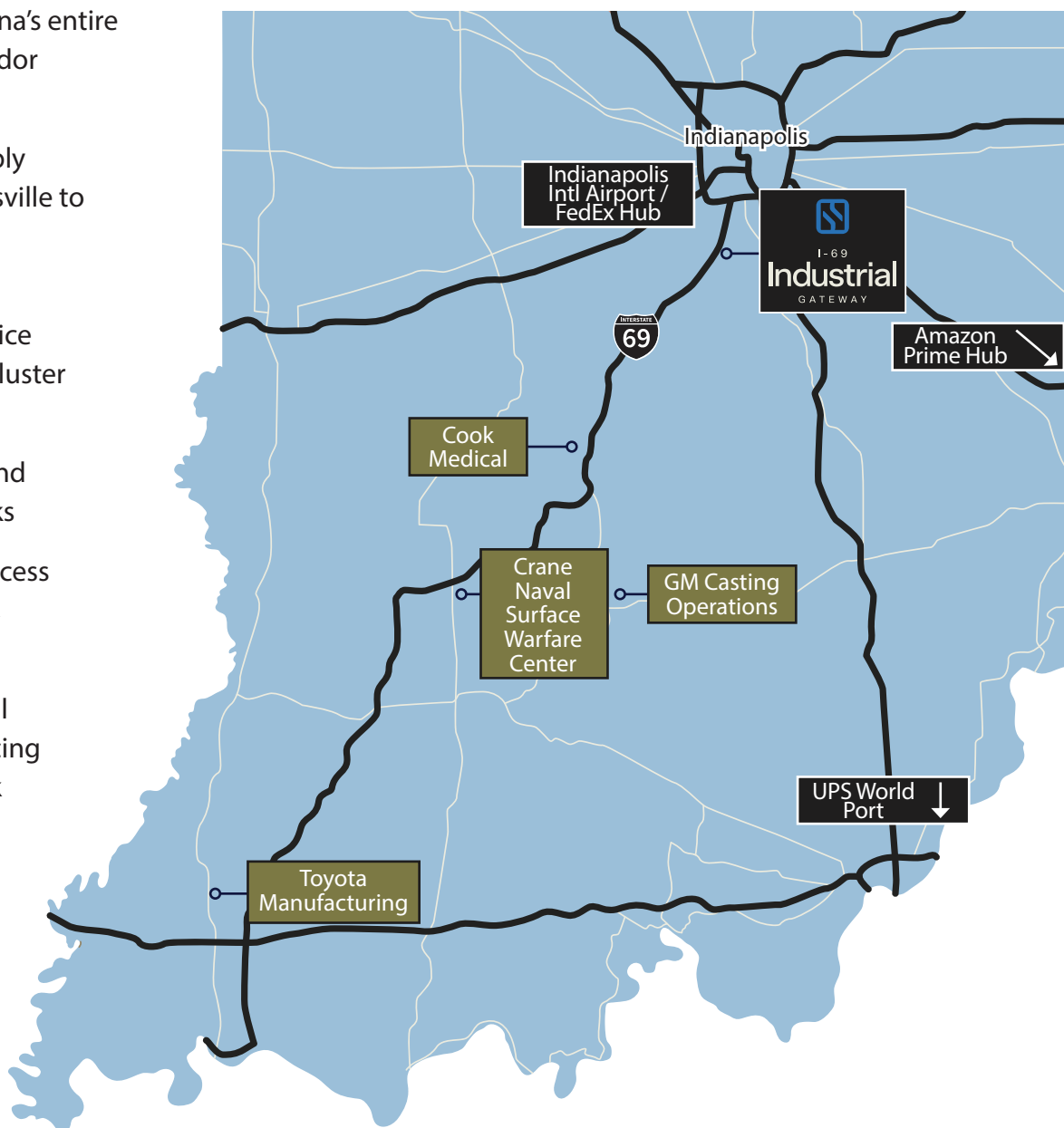
Associates degree or higher within 15 miles

Highway to Success



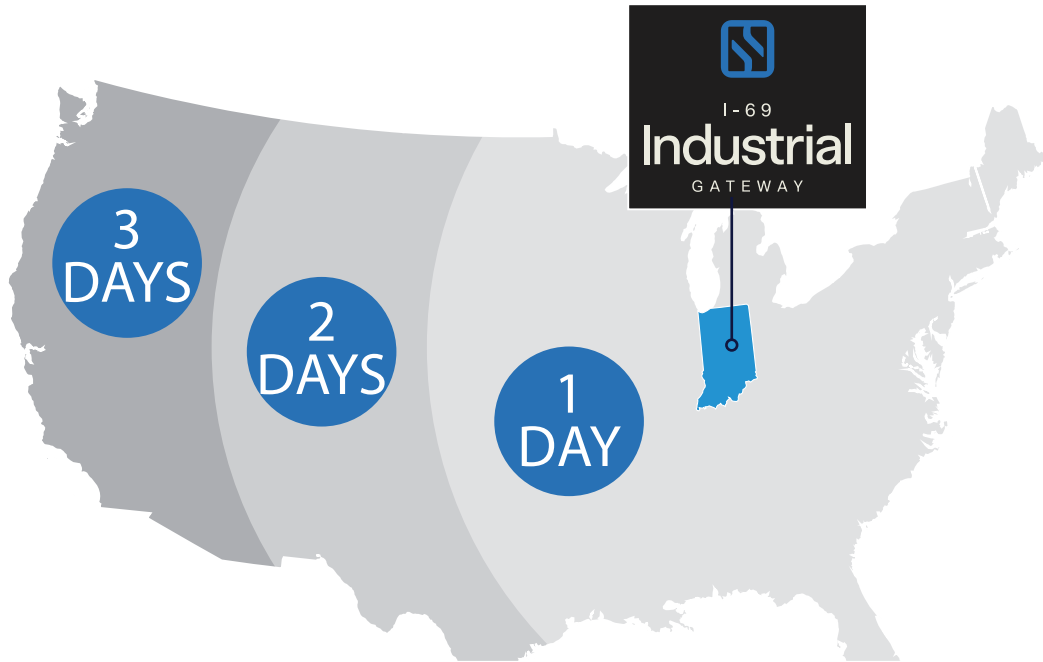
Connected to Indiana's entire I-69 Industrial Corridor

- 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)



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