



CLICK OR SCAN

Indianapolis Logistics Park - South

16-ACRE CLASS A INDUSTRIAL PARK

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

AMBROSE





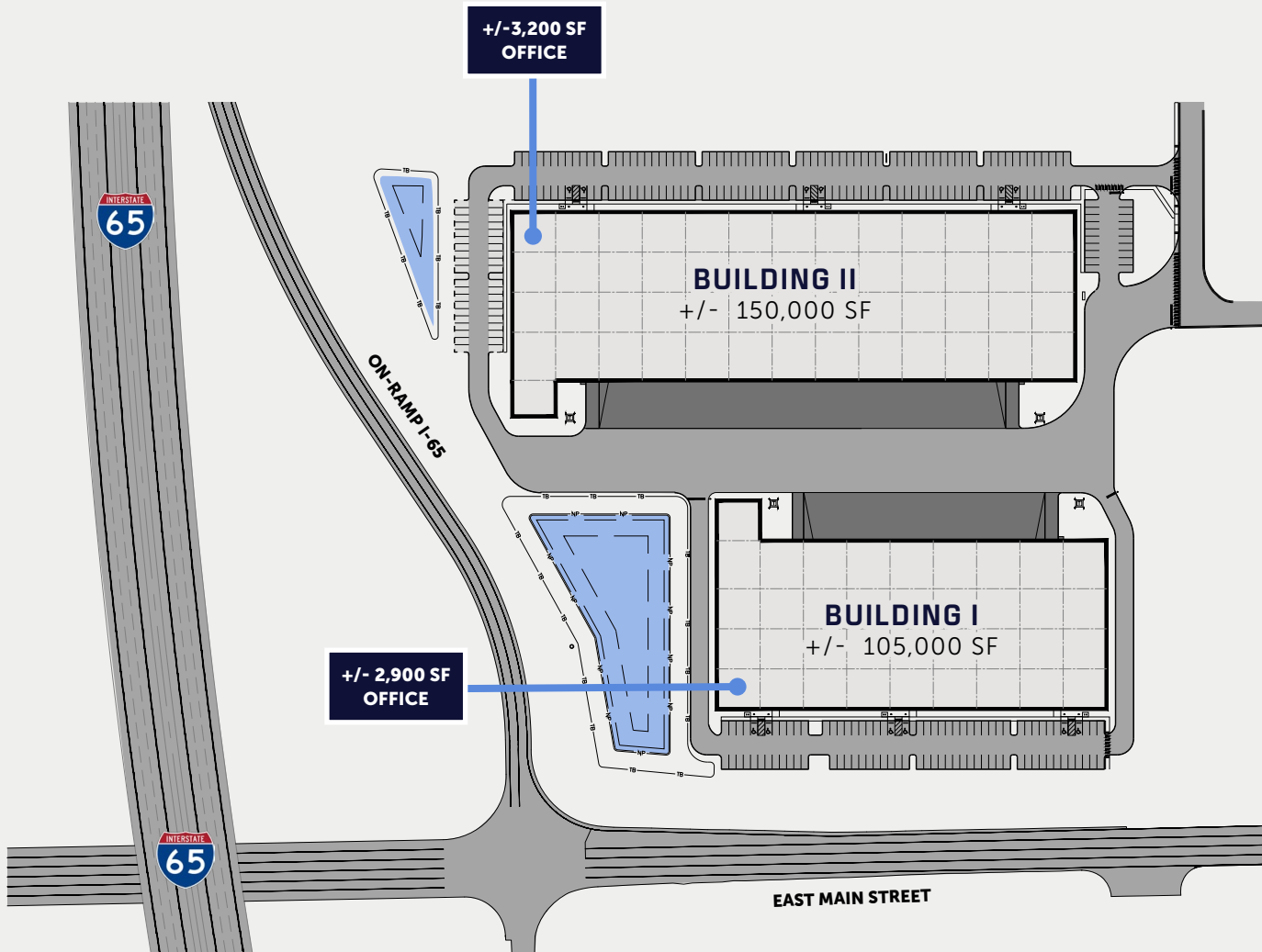
MASTER PARK SITE PLAN

+/-16 ACRES



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

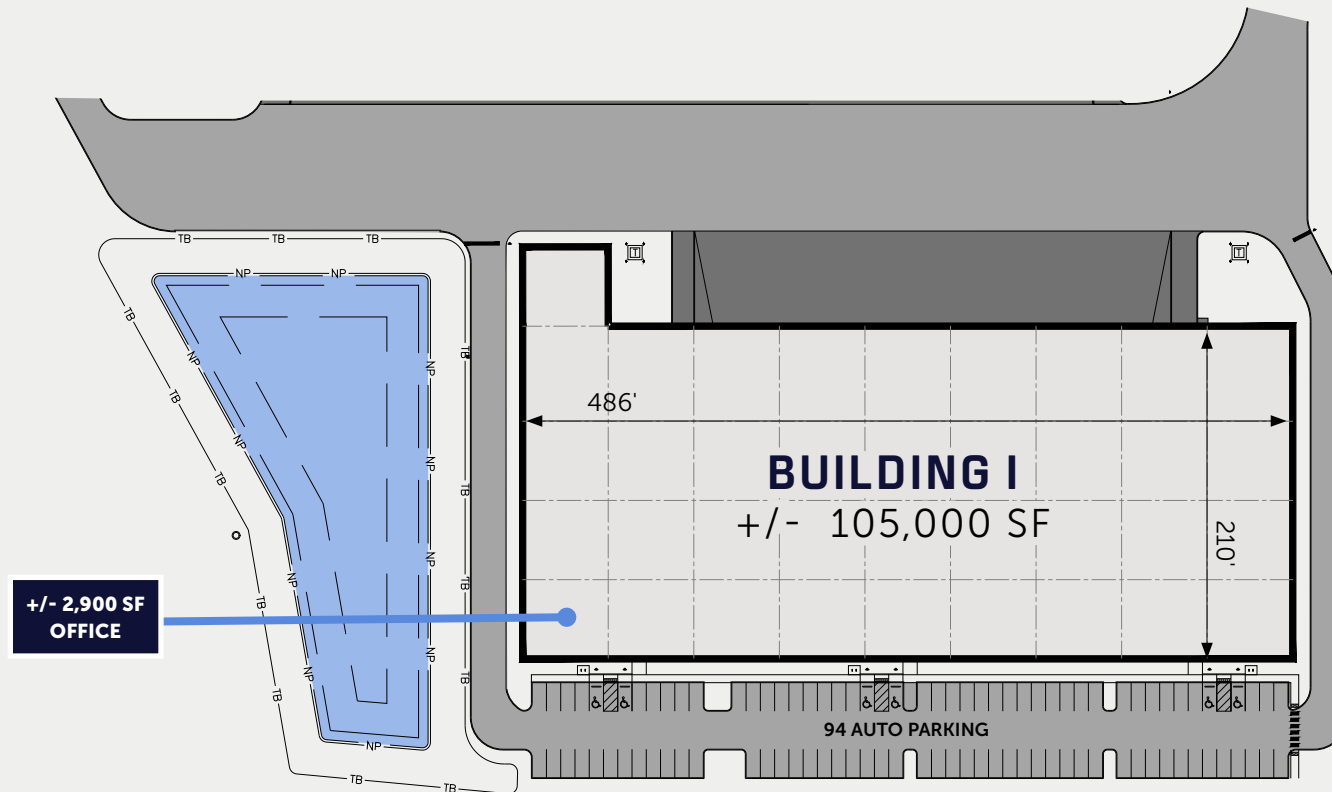
LEED® SILVER CERTIFICATION



BUILDING I SITE PLAN +/- 7 ACRES



52 CHANEY AVE, GREENWOOD, IN 46143



+/-105,000 SF

30,000 SF minimum divisibility

32' clear height

94 auto parking

10 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

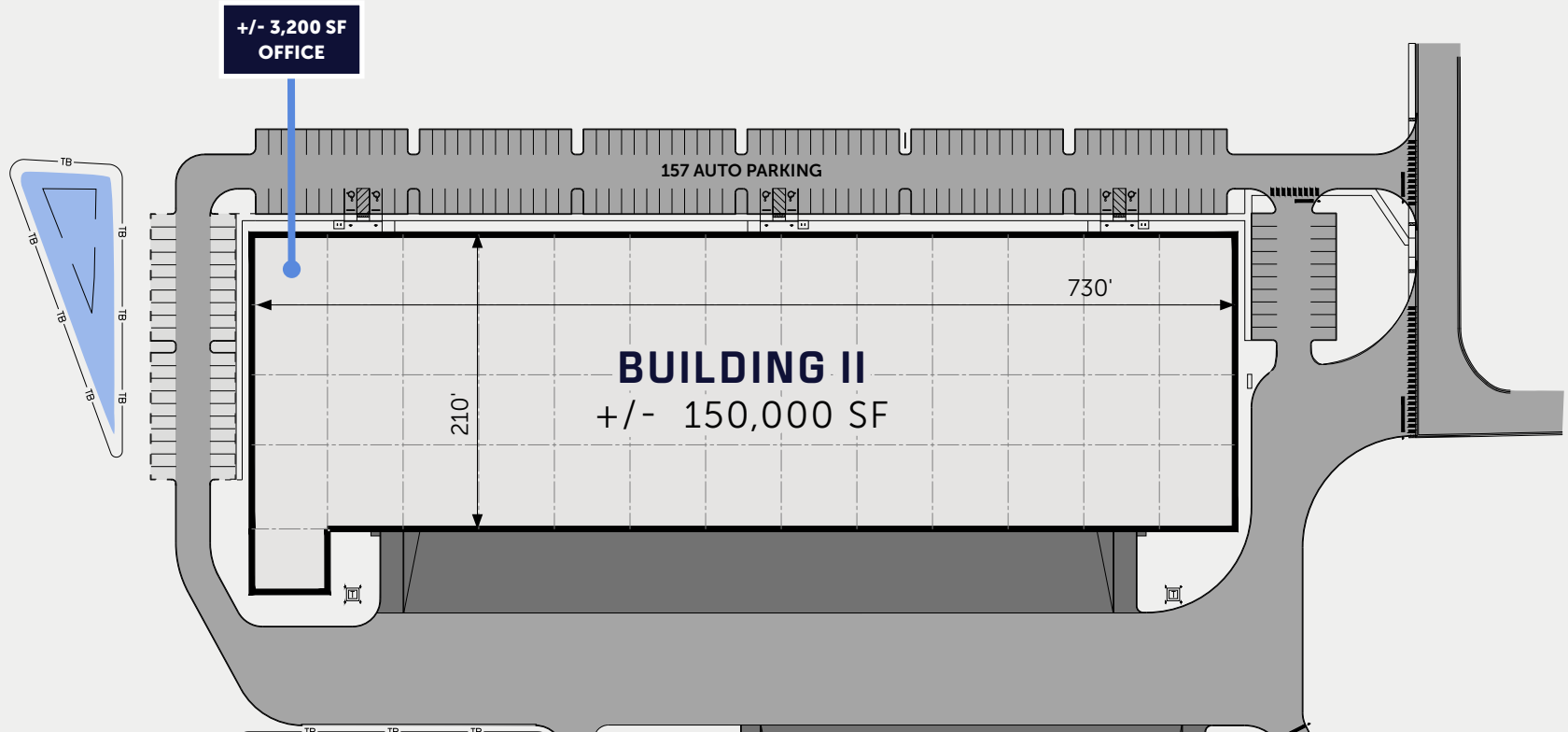
Substantial Completion

SEEKING LEED® SILVER CERTIFICATION



BUILDING II SITE PLAN +/- 9 ACRES

138 CHANEY AVE, GREENWOOD, IN 46143



+/-150,000 SF

50,000 SF minimum divisibility

32' clear height

157 auto parking; 40 future

16 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

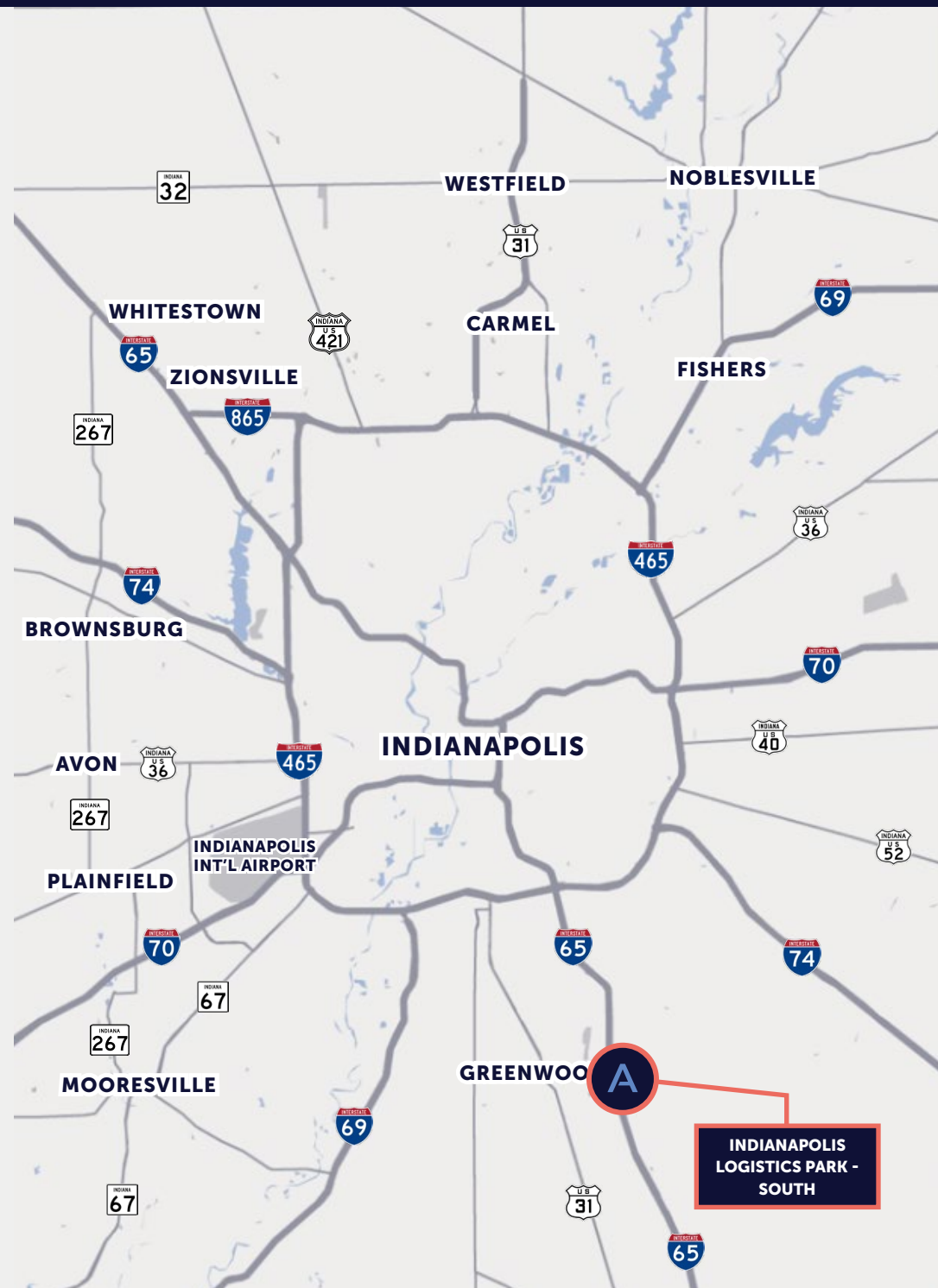
A

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

STEPHEN LINDLEY

Senior Vice President, Investments, Ambrose
slindley@ambrosepg.com | 317.414.2112

BRIAN BUSCHUK

Executive Managing Director, JLL
brian.buschuk@jll.com | 317.496.9399

DAVID DUNBAR

Market Officer, Ambrose
ddunbar@ambrosepg.com | 317.331.6100

BRIAN SEITZ

Executive Managing Director, JLL
brian.seitz@jll.com | 317.810.7184

AMBROSE

