



CLICK OR SCAN

2588 Jannetides Blvd

GREENFIELD, INDIANA

287,500 SF AVAILABLE

East Submarket (Indianapolis)



AMBROSE





287,500 SF AVAILABLE

500,000 SF building

175,000 SF min. divisibility

Two-story main office: 21,148 SF first floor & 5,212 SF second floor

3,564 SF warehouse office area

73 available auto parking (expandable to 150)

30 total trailer parking (expandable to 50)

32' clear height

50' x 50' bay spacing

24 available docks

14 available knock outs

5 available drive-in doors (4 ramps)

One 2,000-amp 480/277v three-phase power service

ELECTRIC

Duke Energy

GAS

CenterPoint

WATER

Citizens Energy

SEWER

Aqua Indiana

FIBER

NineStar

ZONING

Industrial Business Park (IBP)

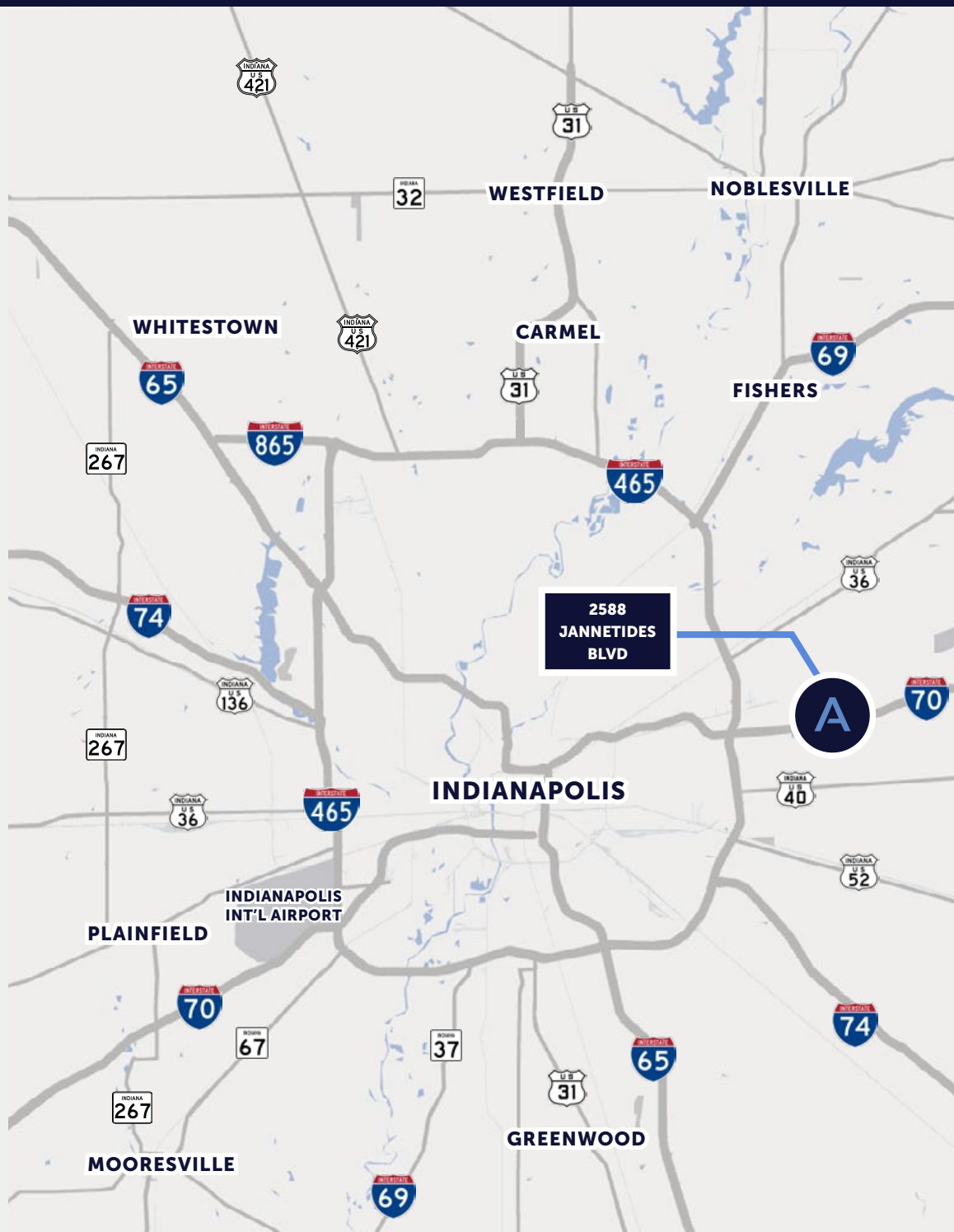
AVAILABLE NOW

for Immediate Move In

Located in the rapidly growing east submarket of Indianapolis, **2588 Jannetides Blvd** offers quick, easy access to I-70, a large surrounding labor pool.

- Located in Greenfield, Indiana, Hancock County
- **4 interstates through Indianapolis** — I-65, I-70, I-69 and I-74 — all easily accessed via I-465
- Less than three miles to Mt. Comfort Road exit off I-70
- **High visibility and frontage** along I-70
- 10-minute drive time to I-465 via I-70
- **30-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- Strong labor market above national density for truck drivers, laborers and machinists
- **#4 Cost of Doing Business** by CNBC's America's Top States for Business, 2019
- **#8 Overall Top State Business Climate** by Site Selection Magazine, 2018

Reach **50% of U.S.** population
in **one-day** drive





2588 Jannetides Blvd
Greenfield, IN

AMBROSEPG.COM/PROPERTIES

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