clcommercepark.com



CLC COUNTY LINE COMMERCE

INDIANAPOLIS, INDIANA

JLL | CITIMARK REAL ESTATE INVESTMENT COMPANY | GP GERSHMAN PARTNERS

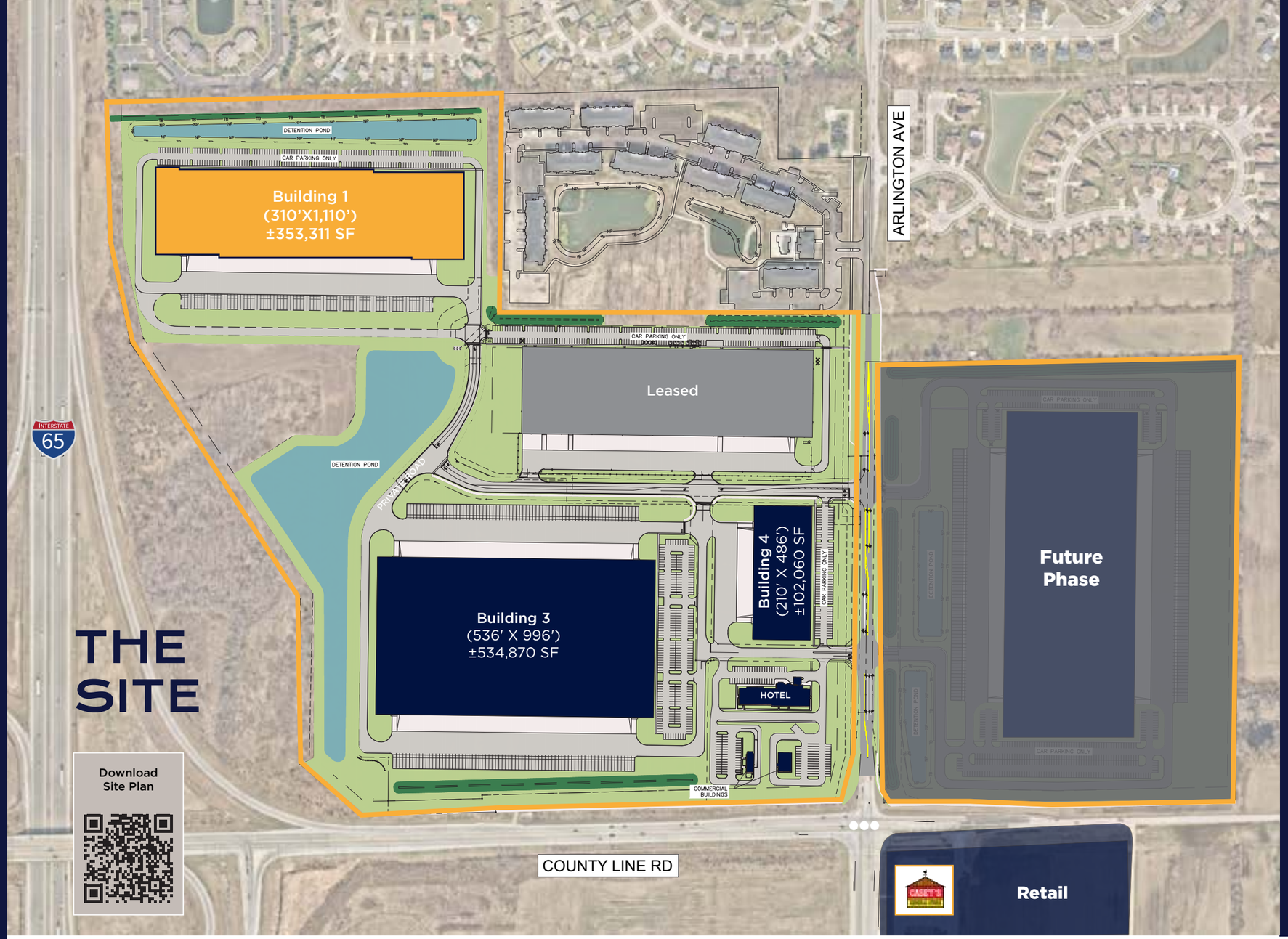
REACH NEW HEIGHTS

Supply chain and logistics soar at County Line Commerce, an exciting new industrial project that is set to reach new heights in Indianapolis, Indiana. Strategically located at the intersection of County Line Road and I-65, this prime location offers unparalleled access to major transportation routes, making it ideal for logistics and distribution businesses. County Line Commerce is poised to become a premier destination for companies looking to establish a strong presence in the thriving Indianapolis market, offering build-to-suit facilities and a dynamic business environment. County Line Commerce is set to redefine industrial excellence in Indianapolis, Indiana.

- **Class A, build-to-suit opportunities**
- **Superior logistics location**
- **4 buildings in Phase I with an option for a 6 building layout**
- **Excellent visibility from I-65 (+186,000 vpd) and County Line Road (+21,000 vpd)**
- **Easy access with planned improvements to Arlington Avenue and the intersection of Arlington Avenue and County Line Road**
- **Casey's General Store and additional retail at the corner of County Line Road & Arlington Avenue**



THE SITE



Download Site Plan

THE PLANS: BUILT TO SUIT YOU

Building 1
Under Construction
Estimated Completion - Q3 2027
±353,311 SF
(310' X 1,134')

Building 2
Leased

Building 3
±534,870 SF
(536' X 996')

Building 4
±102,060 SF
(210' X 486')

UTILITIES

ELECTRIC
AES

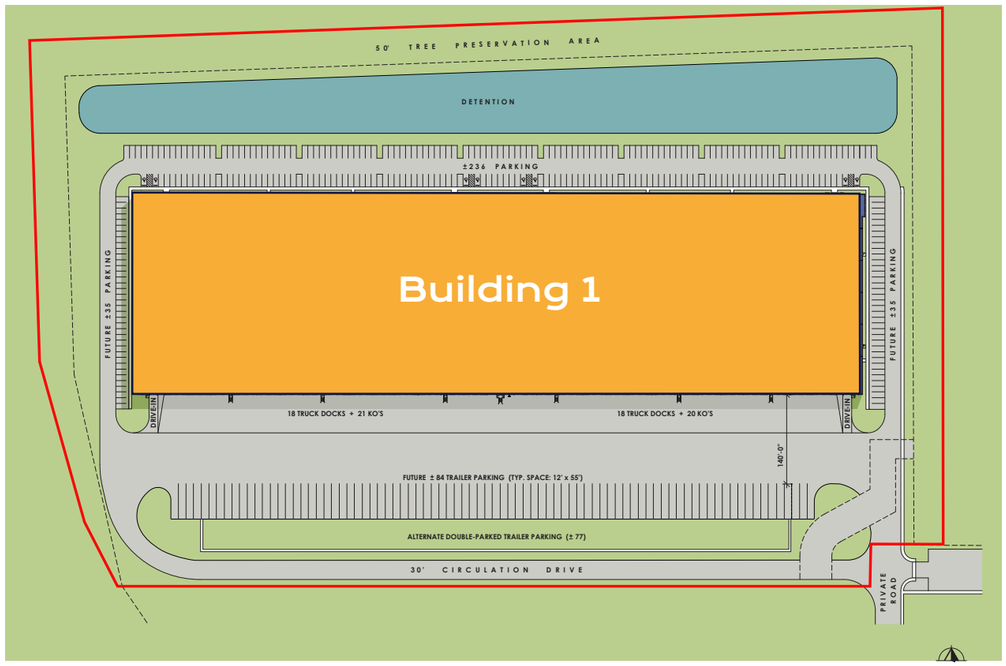
GAS
Citizens

WATER
Citizens

TELECOM
AT&T

SEWER
Citizens

BUILDING 1
UNDER CONSTRUCTION



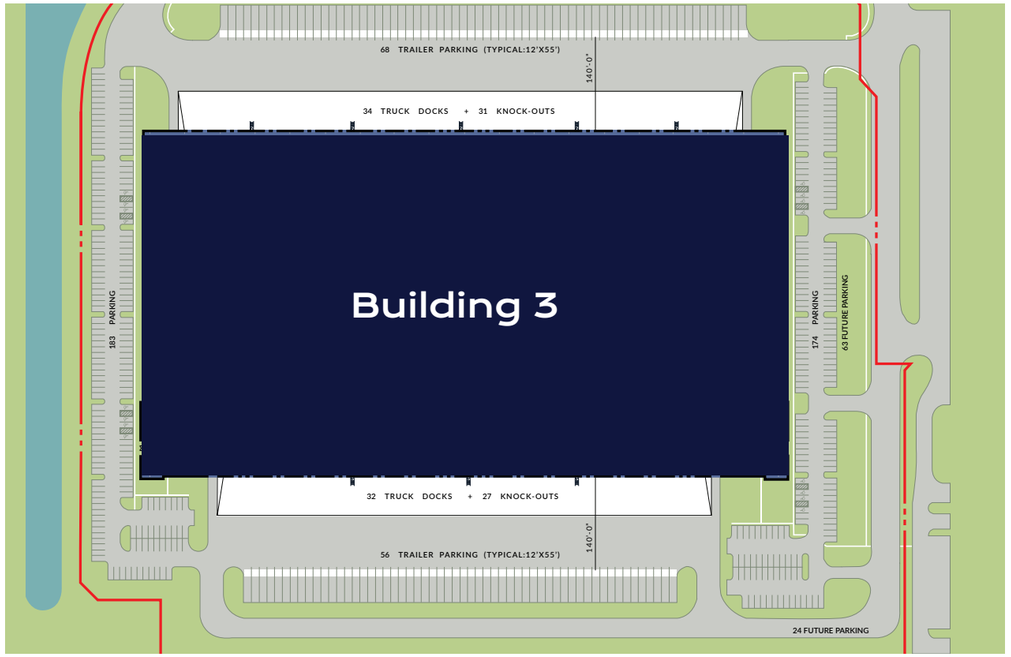
Building SF	353,311 SF
Acreage	±27.06
Building Dimensions	310' x 1,134'
Clear Height	36'
Column Spacing	54' x 50' 54' x 60' speed bay
Dock Doors	36
Dock Package	40,000lb levelers, bumpers, seals & lights
Future Dock Door Knock-outs	41
Drive-in Doors	2 (12' x 14') motorized
Auto Parking	236 + 70 future
Trailer Parking	±84
Truck Court Depth	140'
Roof	Mechanically attached .45" white TPO roof system
Lighting	30 FC LED
Sprinkler	ESFR
Exterior Walls	Insulated precast panels
Windows	Abundant office glass

353,311 SF
310' X 1,134'





BUILDING 3

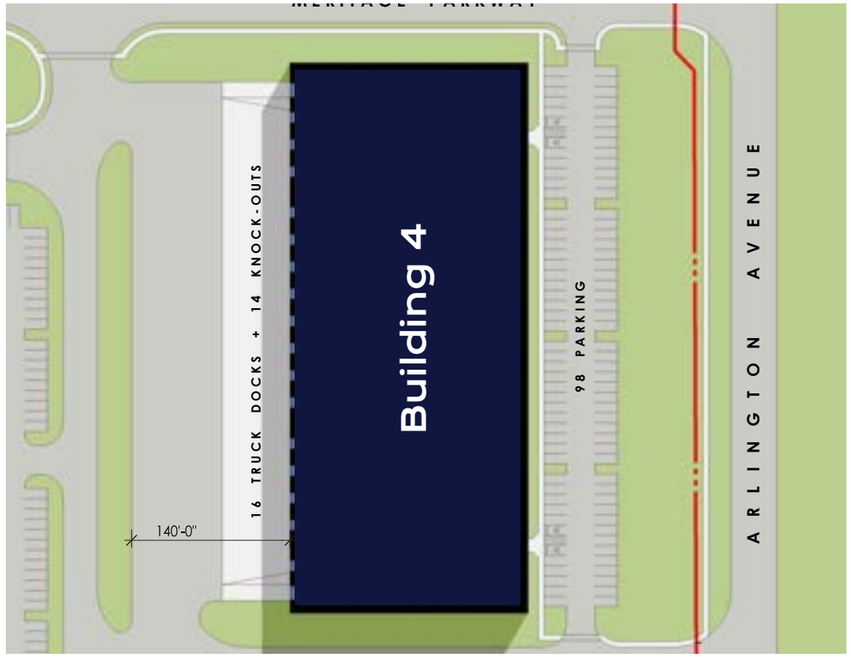


Building SF	534,870 SF
Acreage	±30.56
Building Dimensions	536’ x 996’
Clear Height	40’
Column Spacing	54’ x 52’ 54’ x 60’ speed bay
Dock Doors	66
Dock Package	40,000lb levelers, bumpers, seals & lights
Future Dock Door Knock-outs	58
Drive-in Doors	4 (12’ x 14’) motorized
Auto Parking	357 + 87 future
Trailer Parking	124
Truck Court Depth	140’
Roof	Mechanically attached .45” white TPO roof system
Lighting	30 FC LED
Sprinkler	ESFR
Exterior Walls	Insulated precast panels
Windows	Abundant office glass

534,870 SF
536’ X 996’



BUILDING 4



Building SF	102,060 SF
Acreage	±5.98
Building Dimensions	210’ x 486’
Clear Height	28’
Column Spacing	54’ x 50’ 54’ x 60 speed bay
Dock Doors	16
Dock Package	40,000lb levelers, bumpers, seals & lights
Future Dock Door Knock-outs	14
Drive-in Doors	2 (12’ x 14’) motorized
Auto Parking	98
Truck Court Depth	140’
Roof	Mechanically attached .45” white TPO roof system
Lighting	30 FC LED
Sprinkler	ESFR
Exterior Walls	Insulated precast panels
Windows	Abundant office glass

102,060 SF
210’ X 486’





Strategic location on the boundary of Indianapolis and Greenwood

Immediate access to I-65

High-growth industrial market

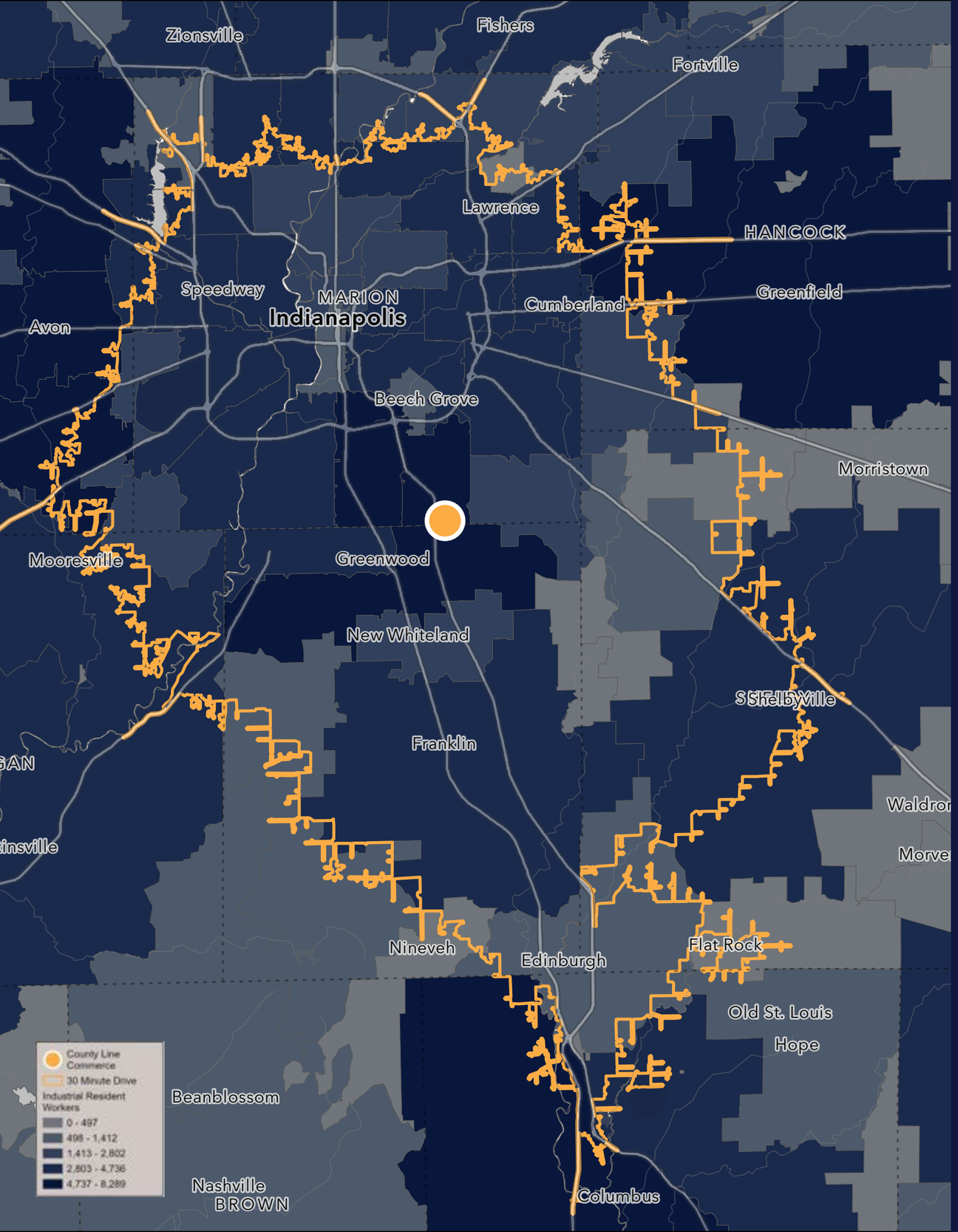
8

8 interstate systems connect Indiana to the country

Last available sites at ideal intersection of I-65 & County Line Road

Neighboring companies include Amazon, FedEx, Cummins, and more

Surrounded by strong demographics and large labor pool



THE DEMOGRAPHICS

Industries

94,332
Industrial workers living and working within 30 min

96,074
Industrial workers working within 30 min

Population

865,101
Total population within 15 miles

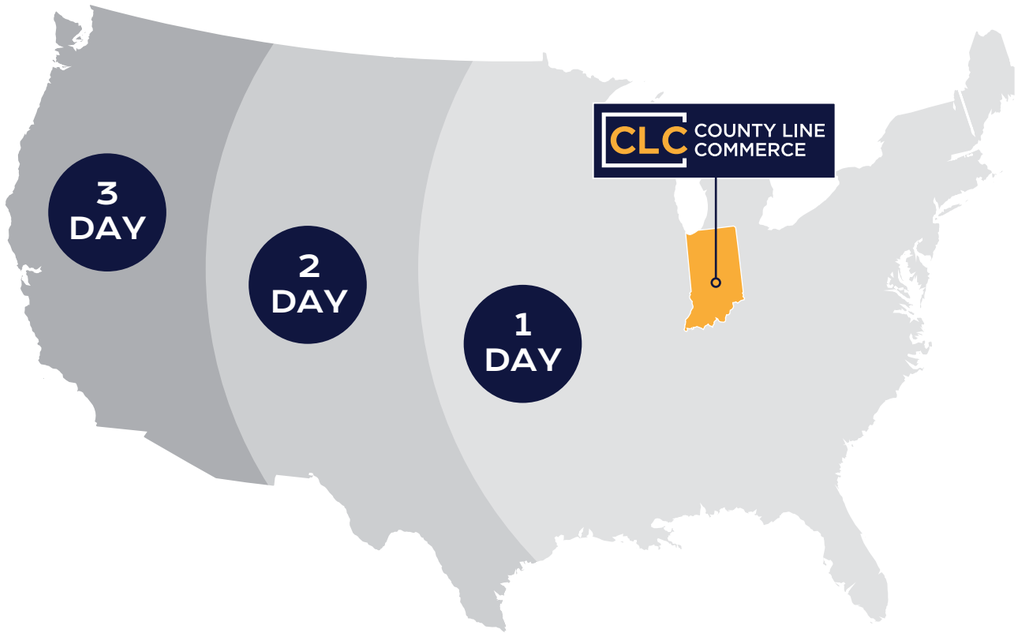
455,680
Total labor force within 15 miles

Education

88.7%
High school diploma/GED within 15 miles

39.0%
Associates degree or higher within 15 miles

THE CROSSROADS OF AMERICA



50%
Within one day's drive to more than 50% of the populations of U.S. and Canada

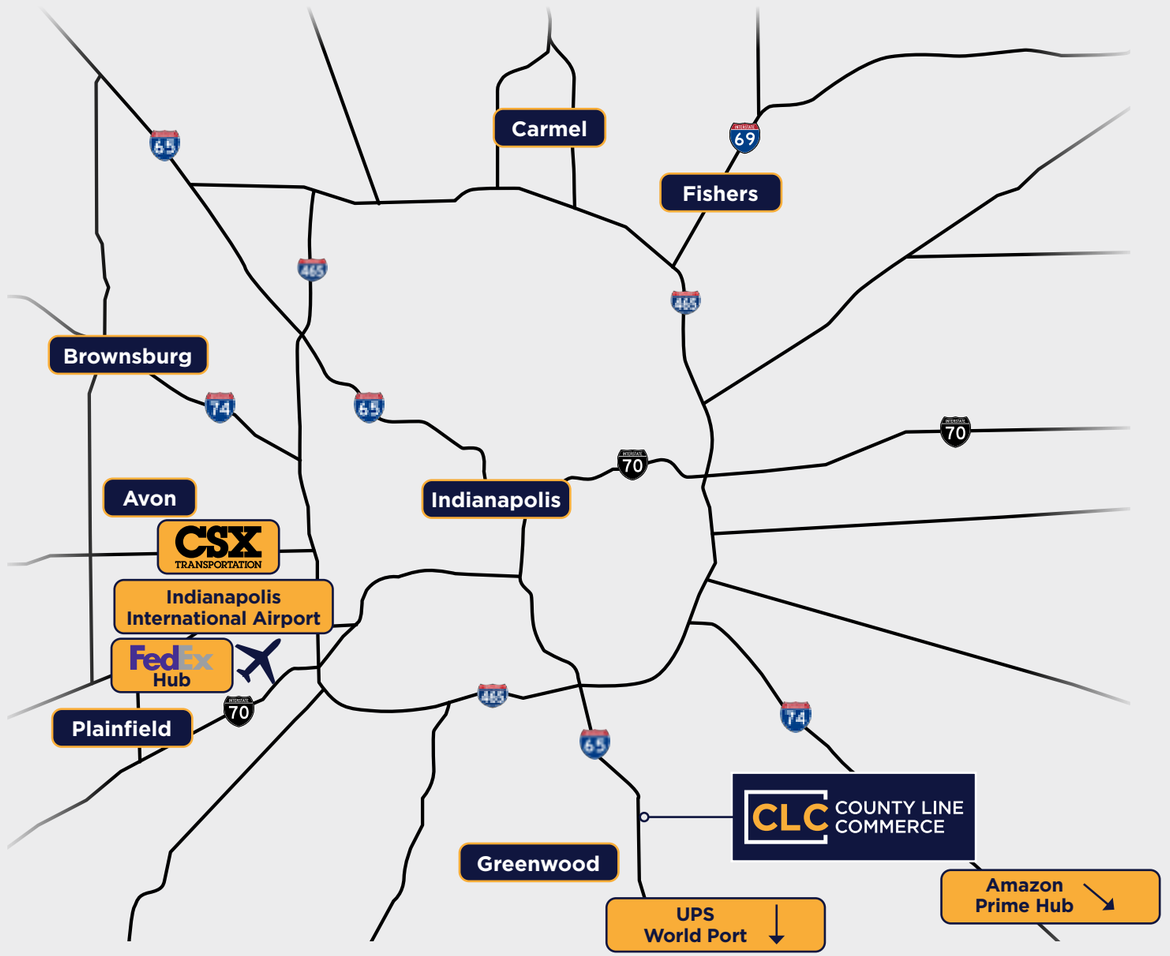
#5
Indiana is ranked #5 in the U.S. for cost of doing business (CNBC Top States for Business)

Home to more pass-through highways than any other state

#1
Indiana is ranked #1 in the U.S. for infrastructure (CNBC Top States for Business)

2ND
Indianapolis FedEx hub is the 2nd largest nationally

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



DRIVE TIMES

Indianapolis International Airport/FedEx Hub	25 minutes
I-465	10 minutes
Indianapolis CBD	15 minutes
CSX Intermodal Terminal	45 minutes
Cincinnati CVG Airport (Amazon Prime Hub)	1 hour 45 minutes
Louisville (UPS Worldport)	1 hour 45 minutes

CLC COUNTY LINE COMMERCE

I-65 & County Line Rd.
Indianapolis, IN

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