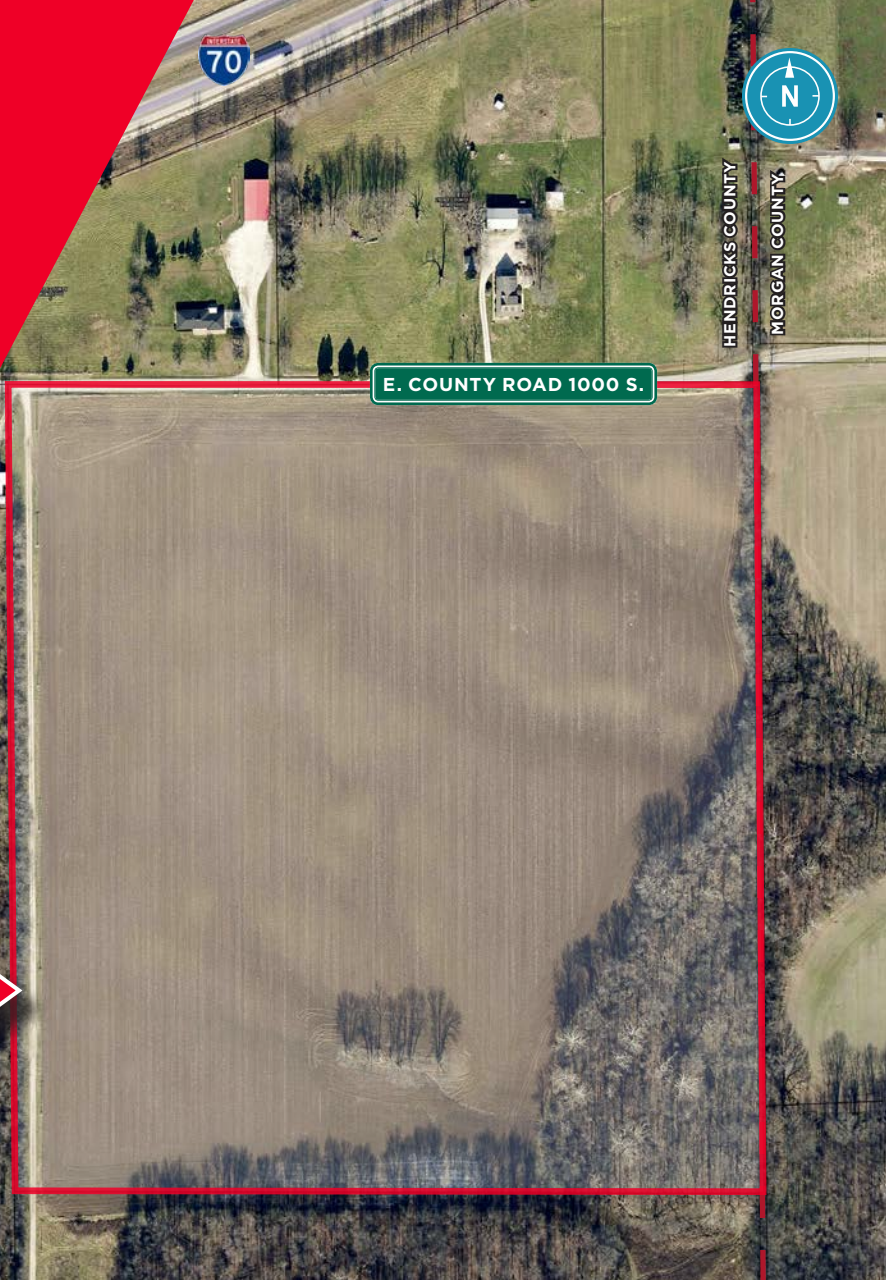




LAND FOR SALE

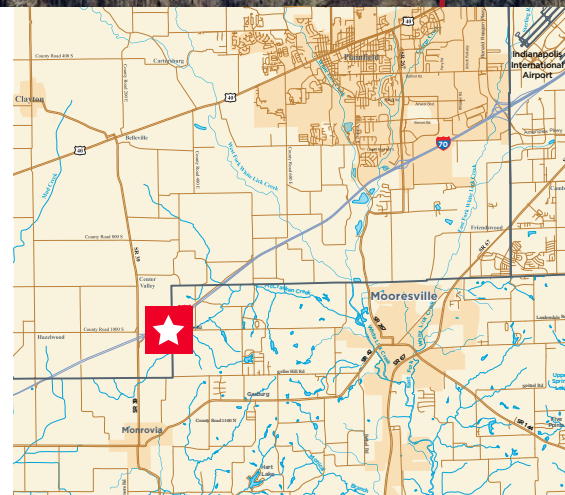
2800 East County Road 1000 South

Clayton, IN



Property Highlights

- Located on the border of Morgan and Hendricks County
- Land Size: 43.106 acres
- Utilities at or near site: Water, sewer, power, gas
- Zoning: Currently zoned Agriculture
- Immediate access to I-70
- Surrounding neighbors include Johnson & Johnson, Gordmans & Chewy.com
- Property will accommodate a +493,500 SF industrial building or other types of commercial properties



Ryan E. Baker

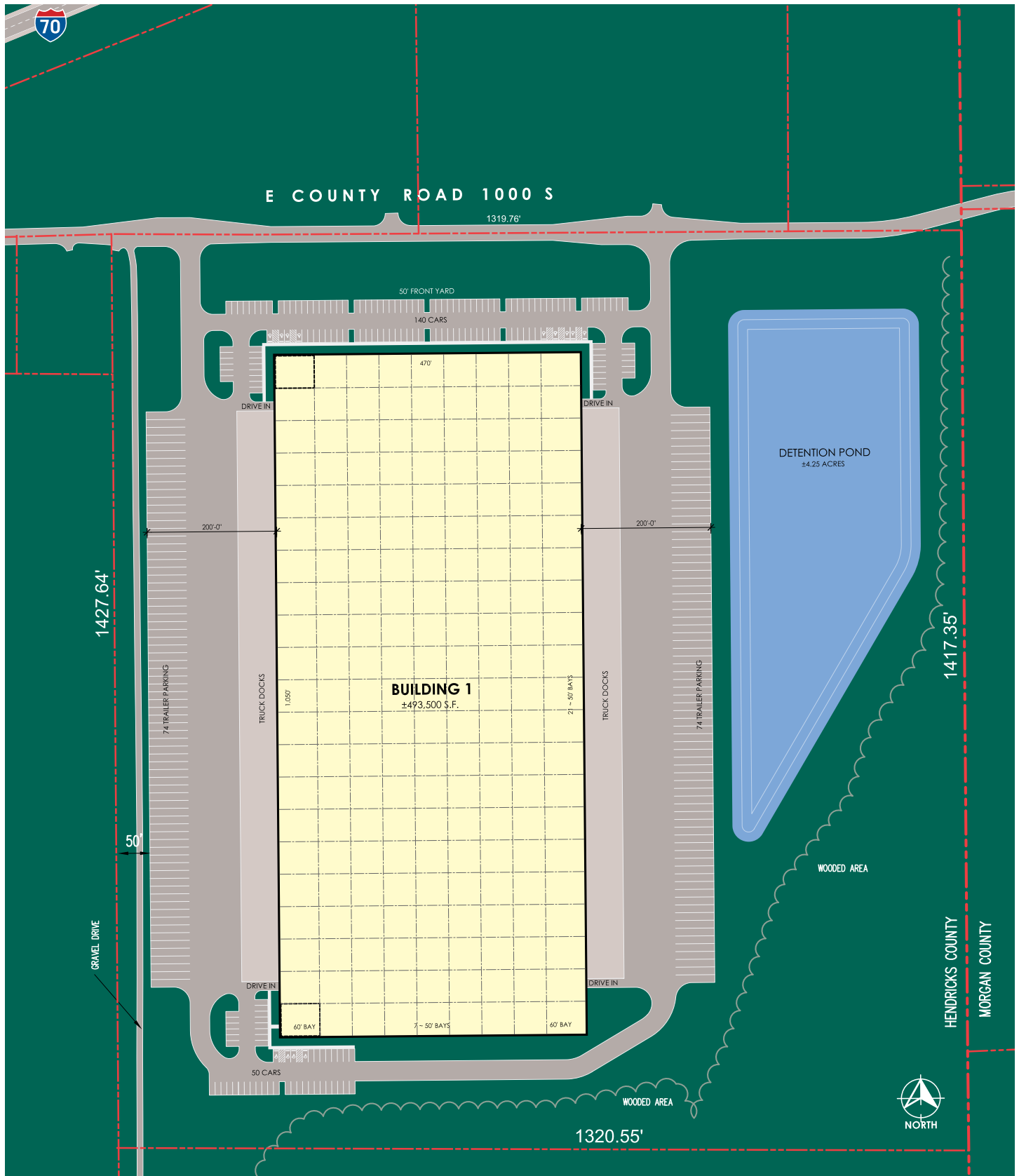
Associate
Certified Supply Chain Professional
Direct +1 317 352 5428
Mobile +1 317 979 7182
ryan.baker@cushwake.com

One American Square, Suite 1800
Indianapolis, IN 46282 | USA
Main +1 317 634 6363
Fax +1 317 639 0504
cushmanwakefield.com

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LAND FOR SALE

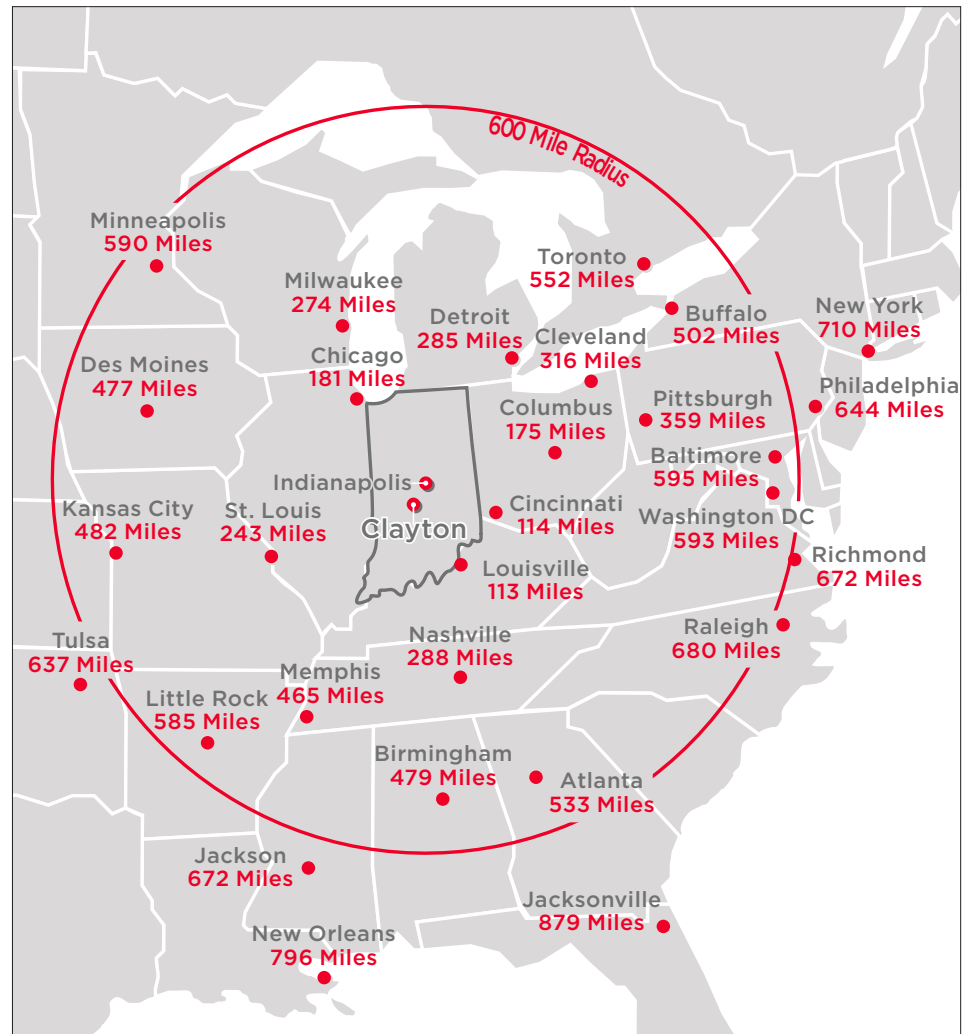
2800 East County Road 1000 South Clayton, IN





**The Indianapolis Region
LOCATION, LOCATION, LOCATION**

- Known as the **Crossroads of America**, more interstate highways, including I-65, I-69, I-70 and I-74, converge in Indianapolis than any other city in the United States.
- Indianapolis is the **most centrally located city in the United States**; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region.
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation—truck, rail, air and water. Indianapolis is home to the second-largest FedEx hub in the world.
- A **new intermodal facility** opened in 2013 in downtown Indianapolis allowing cargo to travel from **Asia to Indiana nonstop**. This facility is expected to reduce supply chains by as much as one full week—having a rail route that bypasses Chicago means a container of goods could make it from Asia to Indy in as little as 20 days.
- Indiana is the **Best State for Business** in the Midwest and #6 in the nation. (*Chief Executive* magazine, 2015)
- Indiana is #8 on the list of **Best States for Business**. (*Forbes*, 2015)
- Indianapolis is #9 on the list of **America's Most Affordable Cities**. (*Forbes*, 2015)
- Indiana is #1 in the Midwest and #7 in the nation in the **Top States for Doing Business Survey**. (*Area Development* magazine, 2014)



- Indiana offers the **Best Business Tax Climate** in the Midwest and is #8 in the nation. (*Tax Foundation*, 2014)
- Indiana has the overall **Best Business Climate** in the Midwest. (*Site Selection* magazine, 2014)
- Indianapolis is one of the **Top 10 Great Cities for Starting a Business**. (*Kiplinger*, 2014)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (*S&P, Fitch and Moody's*)

For more information, contact:

Ryan E. Baker

Associate

Certified Supply Chain Professional

Direct +1 317 352 5428

Mobile +1 317 979 7182

ryan.baker@cushwake.com

cushmanwakefield.com