



For Lease

Class A Industrial Distribution/Warehouse

- 971,781 s.f. total building size
- 377,781 s.f. expansion space now available
- 540' building depth
- 50'w x 52'-6"d column spacing
- Cross-dock configuration
- 32' clear height
- Located within a modern industrial park, neighbors include Adidas, CVS, Stanley, Emerson, Walmart and many others
- Large, highly skilled labor pool regarded as one of the best labor environments in the Indianapolis area

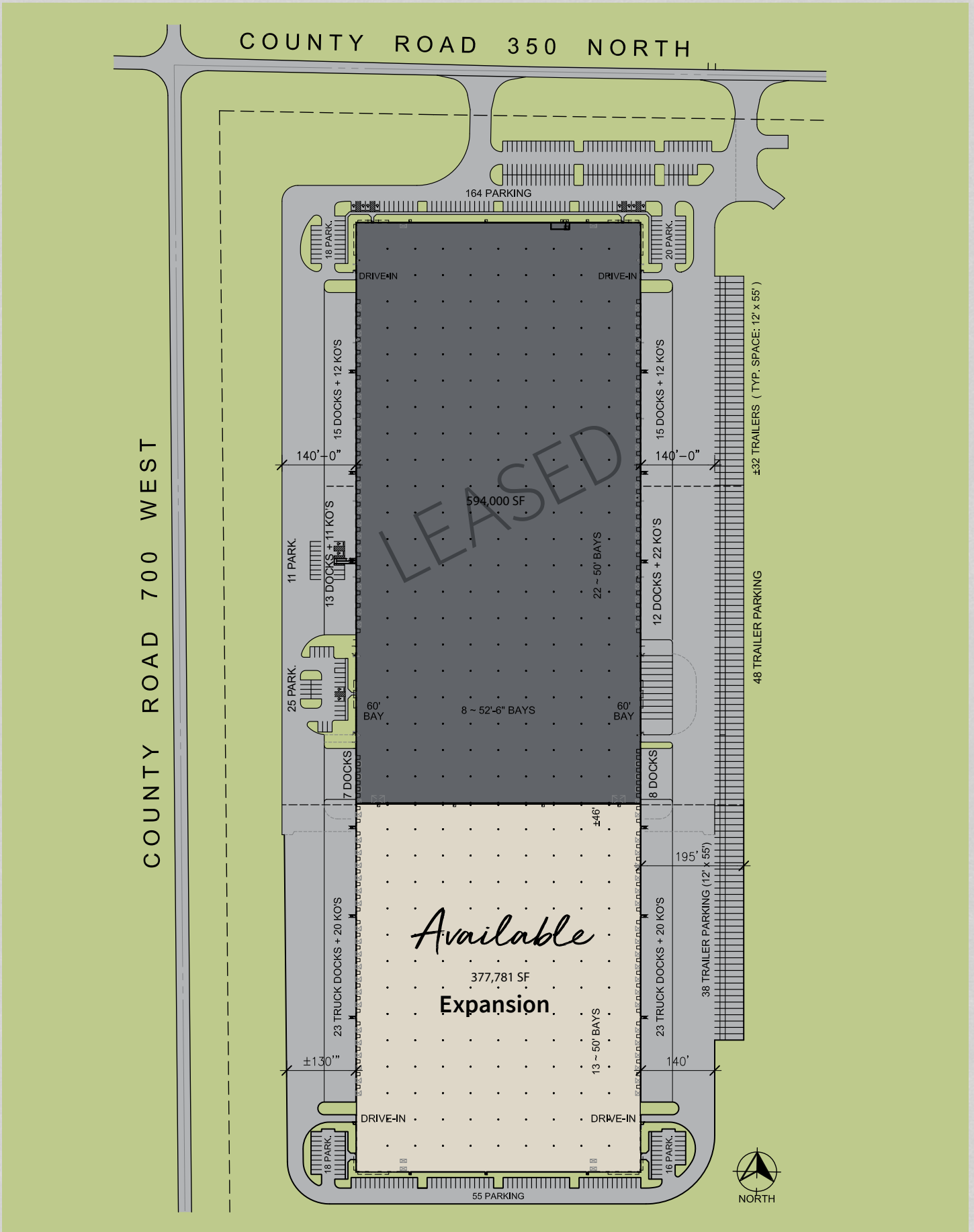
**6887 West 350 North
Greenfield, IN 46140**

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Site plan



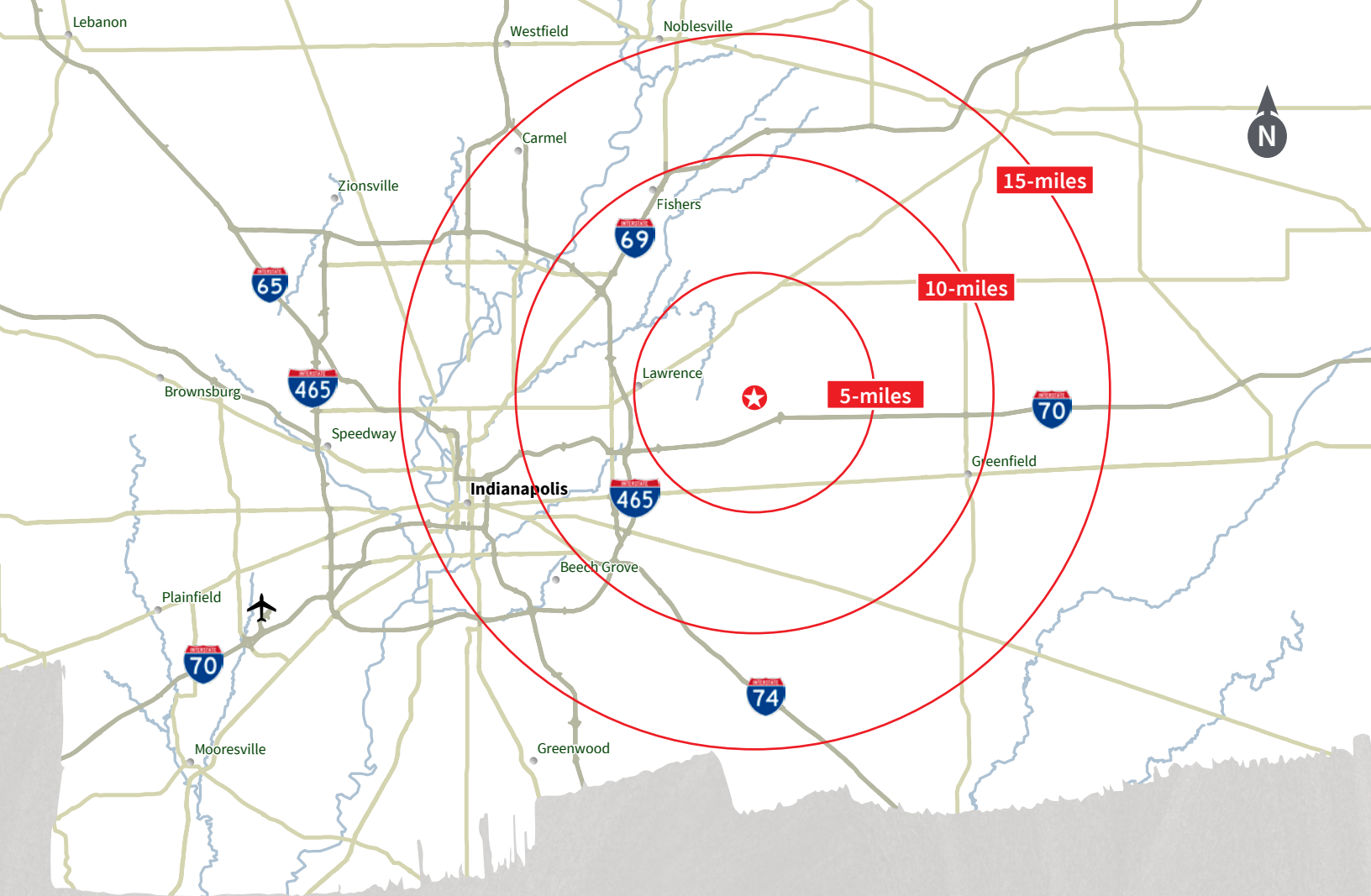


Existing building highlights

- 594,000 s.f. original building
- Built in 2007
- 50'w x 52'-6"d column spacing;
50'w x 60'd bay spacing
- 540' building depth
- 238 auto parking
- 80 trailer parking
- 32' clear height
- ESFR fire protection
- T-5 lighting
- 140' truck court (northwest side)
- 195' truck court (northeast side)
- 70 dock doors (45 knockouts)
- 2 drive-in doors

Expansion highlights

- 377,781 s.f. available
- Built in 2019
- 50'w x 52'-6"d column spacing;
50'w x 60'd bay spacing
- 540' building depth
- 89 auto parking
- 38 trailer parking
- 32' clear height
- ESFR fire protection
- LED lighting
- 130' truck court (southwest side)
- 195' truck court (southeast side)
- 46 dock doors (40 knockouts)
- 2 drive-in doors



Location highlights

- Access to all major interstates: I-70, I-465, I-74 and I-69
- Less than 20 minutes to Indianapolis International Airport

For more information,
contact:

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Demographics (2018)

2018	5-mile	10-mile	15-mile
Total Population	107,461	420,489	912,146
Total Employees	30,103	176,171	560,996
Total Businesses	2,212	12,463	32,228
Median HH Income	\$51,435	\$56,504	\$56,552



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