

CUSHMAN &  
WAKEFIELD

70



HENDRICKS COUNTY

MORGAN COUNTY

E. COUNTY ROAD 1000 S.

SITE

LAND FOR SALE

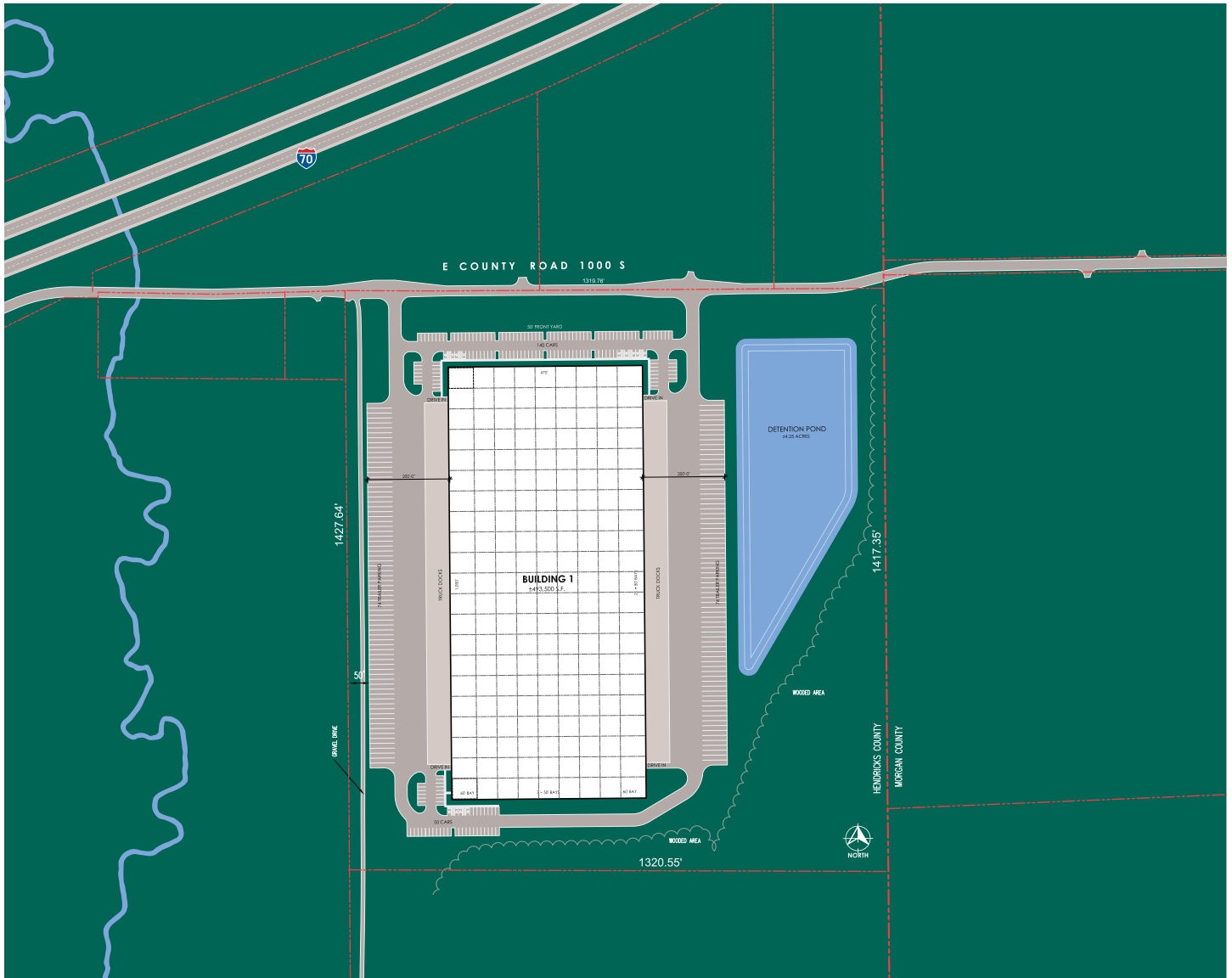
**2800 E County Road 1000 S**

Clayton, IN

LAND FOR SALE

# 2800 E CR 1000 SOUTH

Clayton, IN



\*Site plan is a suggested build out.

## Property Highlights

- 43.106 Acres
- Located on the border of Morgan and Hendricks Counties
- Utilities at or near site: water, sewer, power and gas
- Currently zoned Agriculture
- Immediate access to I-70
- Surrounding neighbors include: Johnson & Johnson, Chewy.com and Geodis
- Property will accommodate a +493,500 SF industrial building or other types of commercial properties
- SALE PRICE: \$49,500/acre



INDIANAPOLIS



INDIANAPOLIS INTERNATIONAL AIRPORT

PLAINFIELD

MOORESVILLE

9 MILES TO AIRPORT

E COUNTY ROAD 1000 S / W. GREENCASTLE RD.

E HENDRICKS COUNTY RD.

Johnson & Johnson

Chewy.com

Geodis

New Interchange I-70 West & SR 39 COMING 2020

Hendricks Gateway Park Proposed 1,070,160 SF

SITE

INDIANA 39

I-70 INTERSTATE

LAND FOR SALE

# 2800 E CR 1000 SOUTH

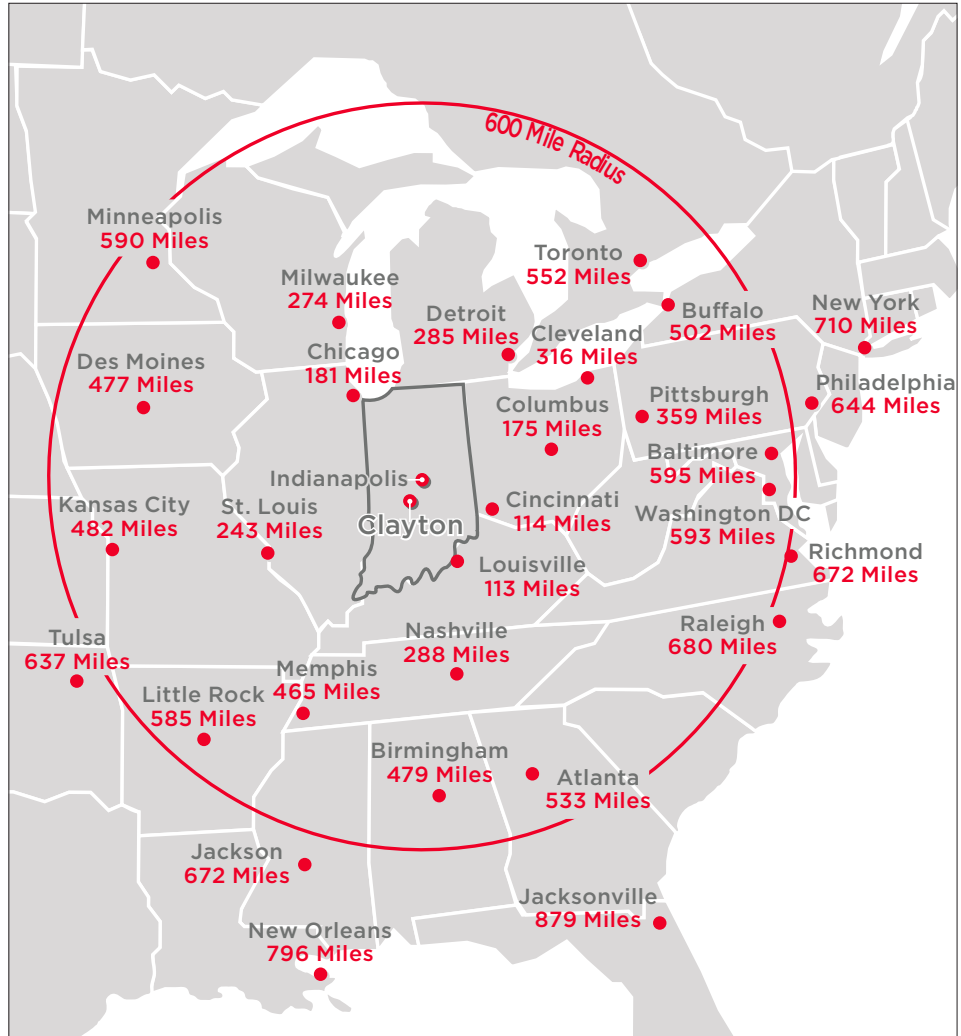
Clayton, IN



## 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**.
- Indiana is the **Best State for Business in the Midwest** and #5 in the nation. (Chief Executive magazine, 2018)
- Indiana is #1 in the Midwest and #2 in the nation in the **Best Infrastructure**. (CNBC, 2018)
- Indiana ranks #2 in **Cost of Doing Business**. (CNBC, 2018)
- Indiana is one of the **Top 10 Most Entrepreneur Friendly States**. (SBE Council, 2017)
- Indianapolis is home to the **Best Airport in North America**. (Airport Council International, 2018)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (S&P, Fitch and Moody's)



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