

# New Construction – Modern Industrial Distribution Facility

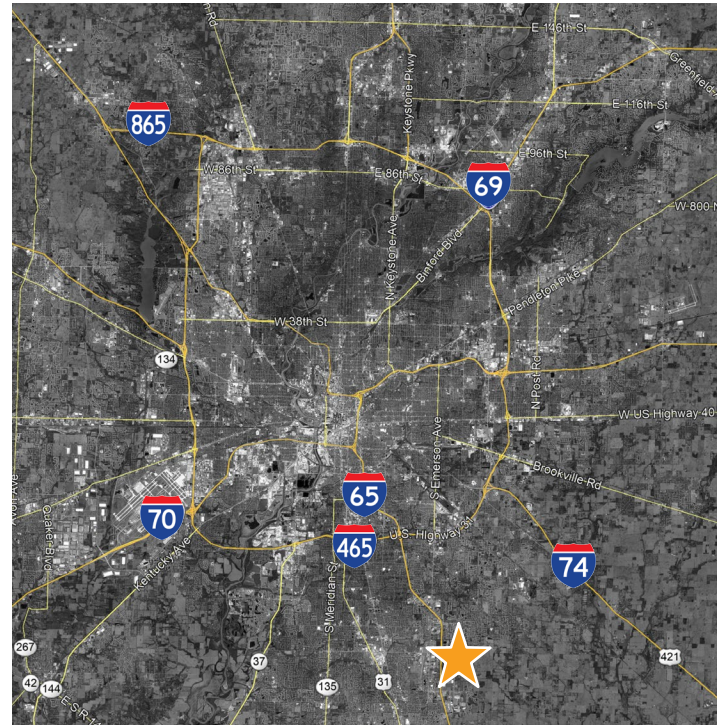
703 N Graham Road, Greenwood, IN 46143

**FOR LEASE | INDUSTRIAL**



## PROPERTY HIGHLIGHTS

- 14.5 acres of modern industrial development scheduled for completion in Spring 2022
- 166,488 SF rear-load facility
- Ample auto & trailer parking onsite
- Zoned IL (Industrial Large)
- Approximately 1 mile to I-65
- Convenient access to I-465, I-70, FedEx and Indianapolis International Airport
- Ample auto parking and trailer parking on site
- 10-year real estate tax abatement approved
- Strong workforce availability



**BRIAN ZURAWSKI SIOR**  
317.713.2121  
brian.zurawski@colliers.com

**JASON SPECKMAN SIOR**  
317.713.2115  
jason.speckman@colliers.com

leasing by:

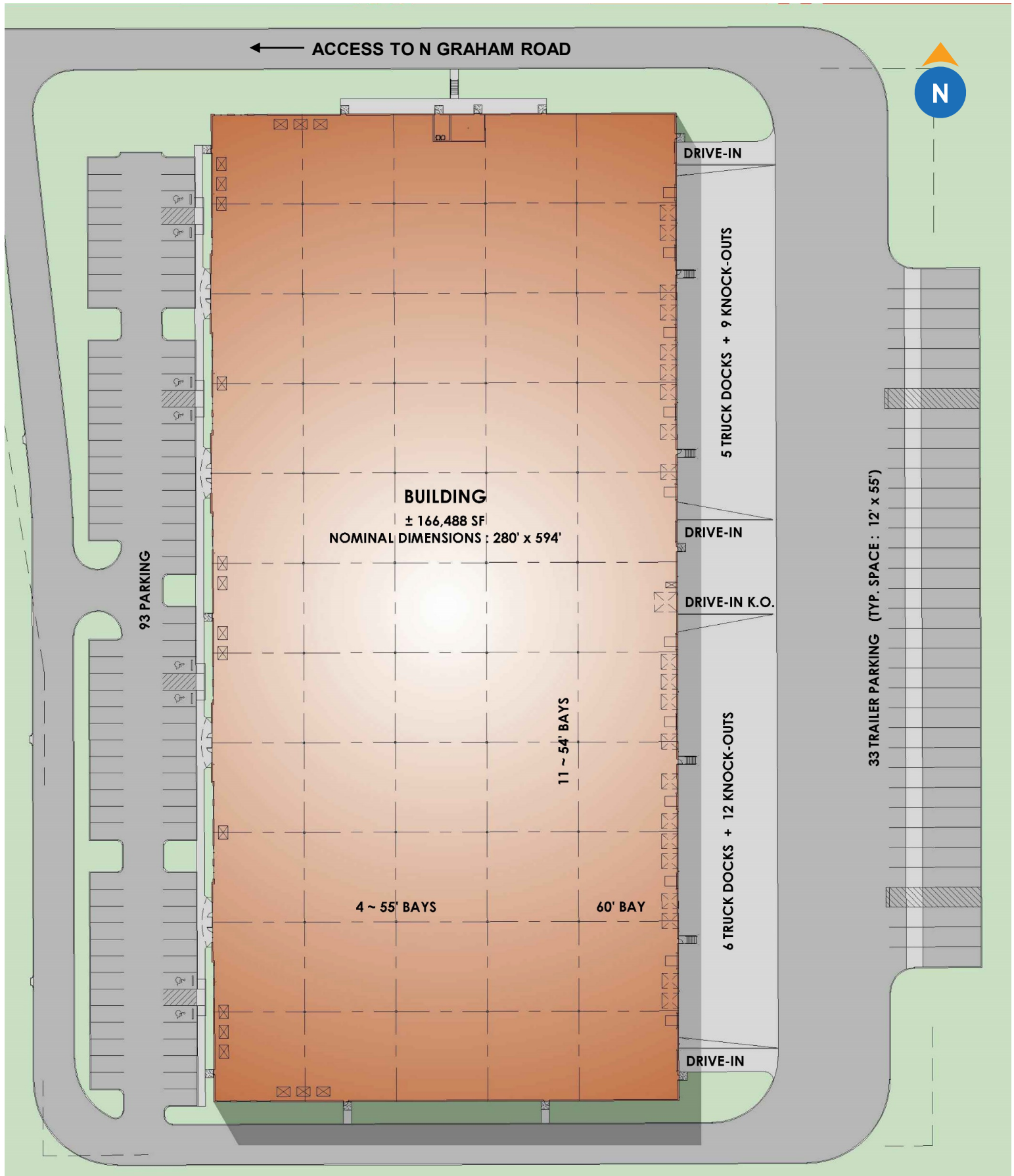


owned by:





## SITE PLAN



## SITE & BUILDING SPECS

|                            |   |
|----------------------------|---|
| <b>Total Building Area</b> | 166,488 SF (594' wide x 280' deep)      |
| <b>Site Area</b>           | 14.5 acres                              |
| <b>Clear Height</b>        | 32'                                     |
| <b>Column Spacing</b>      | 54' x 55' (60' staging bays)            |
| <b>Configuration</b>       | Rear-loaded                             |
| <b>Dock Equipment</b>      | (11) 9' x 10' docks w/ seals & levelers |
| <b>Knock Outs</b>          | (21) knock-out positions                |
| <b>Drive-in Doors</b>      | (3) 12' x 14' motorized drive-in doors  |
| <b>Knock Outs</b>          | (1) knock-out position                  |
| <b>Trailer Parking</b>     | 33 trailer parking spots                |
| <b>Car Parking</b>         | 93 auto parking spots                   |
| <b>Truck Court</b>         | 130'                                    |
| <b>Office Space</b>        | BTS                                     |

## DESIGN DETAILS

|                           |  |
|---------------------------|--|
| <b>Construction</b>       | Insulated precast panel system                     |
| <b>Roof</b>               | .45 mil TPO ballasted roof system                  |
| <b>Floor</b>              | 6" unreinforced concrete slab with Ashford seal    |
| <b>Warehouse Lighting</b> | LEDs for open warehouse plan                       |
| <b>Warehouse Heating</b>  | Energy rotation with system for 55 degrees at zero |
| <b>Fire Protection</b>    | ESFR   |
| <b>Electrical Service</b> | 3 phase / 400V / 800-amp service                   |

OWNED BY:

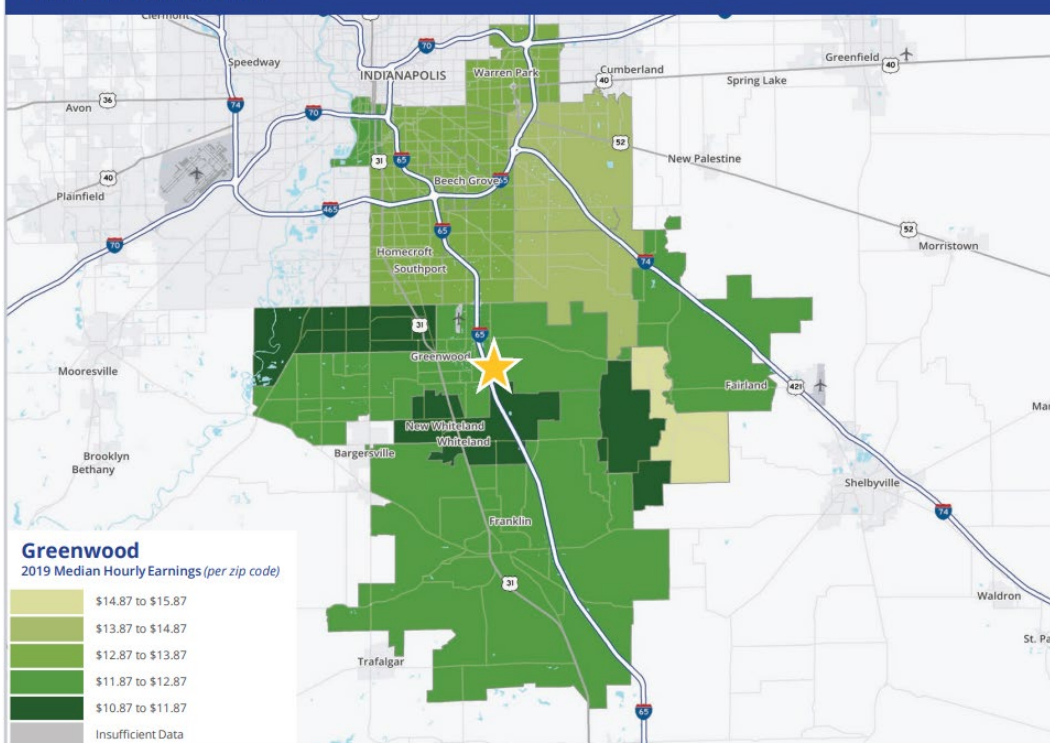


CONSTRUCTION BY:



## GREENWOOD LABOR PROFILE

**Median Wages** - Of jobs titles that qualified (ie less than \$17.50/hr median wage at the MSA level), depicts the median wage of those jobs by zip code



# 89,871

Residents of the drivetime area in occupations paying less than \$17.50/hour

# \$16.56

Median Wage – Forklift Driver

# \$13.08

Median Wage – Stock + Order Filler

## WHY INDY – TOP IN TRANSPORT ACCESSIBILITY

**INDIANAPOLIS INTERNATIONAL AIRPORT**

home to **2<sup>nd</sup> largest** FedEx air hub worldwide + **6<sup>th</sup> largest** cargo airport in U.S.

**GARY/CHICAGO INTERNATIONAL AIRPORT**

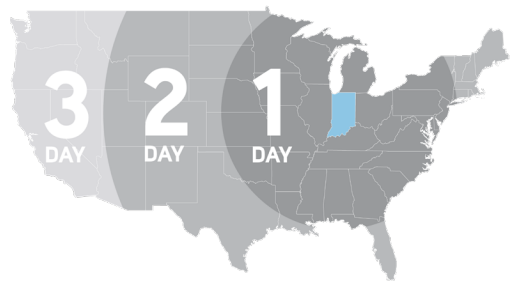
key player in the logistics arena – connects Chicago to Midwest distribution sites

**CLASS I RAILROADS PASS THRU INDIANA**

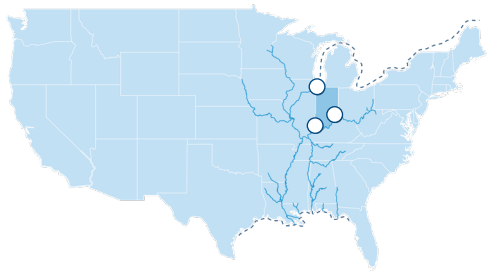
AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

**INTERMODALS**

served by CSX + Indiana Railroad

**OUR WAY IS THE HIGHWAY**

**8 interstates** intersect the state making Indiana the national leader in pass-thru highways

**PORTS OF THE HOOSIER STATE**

**3 international** maritime ports serving key Indiana access points providing access to the world's most productive industrial + agricultural regions

**NW** – Burns Harbor, IN

**SW** – Mt. Vernon, IN

**SE** – Jeffersonville, IN

**TAKE TO THE SKIES**

**4** international airports statewide

**#1** IND – Best Airport in North America  
- Conde Nast Traveler

**ON THE RIGHT TRACK**

**3<sup>RD</sup>** total freight railroads in U.S.

**5<sup>TH</sup>** Class I railroads in U.S.

**CROSSROADS OF AMERICA**

**40+** major cities within an 8-hour drive

**75%** U.S. + Canada population within a 1-day drive

**OPEN WATERS**

**2** major freight transport arteries  
*Ohio-Mississippi + Great Lakes River Systems*

**6<sup>TH</sup>** waterborne shipping in U.S.

**STRONG BUSINESS FUNDAMENTALS****2<sup>ND</sup>**

best state for infrastructure\*

**3%**

business property tax rate cap

**5<sup>TH</sup>**

best state for cost of doing business

**5<sup>TH</sup>**

top business climate states\*

**5.75%**

corporate income tax

**7%**

sales tax rate

**10<sup>TH</sup>**

best state tax climate index\*

**YES**

a Right to Work state

\*sources: CNBC News, Chief Executive Magazine, Site Selection Magazine, The Tax Foundation