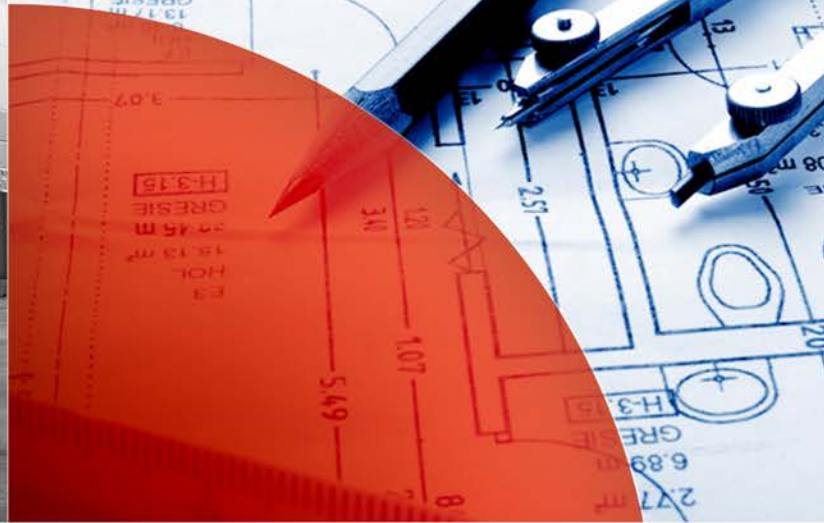


# 300± ACRES OF OPPORTUNITY

New speculative construction and industrial/distribution build-to-suit options of 700,000± to 1.2± million square feet

Shelbyville, Indiana 46259



## LABOR STATS



**239,806**  
Population

**92,546**  
Total Households

**\$68,225**  
Median HH Income



**1,110,000**  
Population

**438,454**  
Total HH

**\$63,894**  
Median HH Income

## LOW TAXES

Shelby County's low tax burden coupled with negotiated incentives can provide significant savings.

**0.01413**

Current Tax Rate  
*(rate is subject to change)*



## AREA LOGISTICS

*I-74 East Commerce Park* is strategically located at the **Crossroads of America** on Interstate 74 and just **seven miles** to I-465.



## ABOUT SUNBEAM

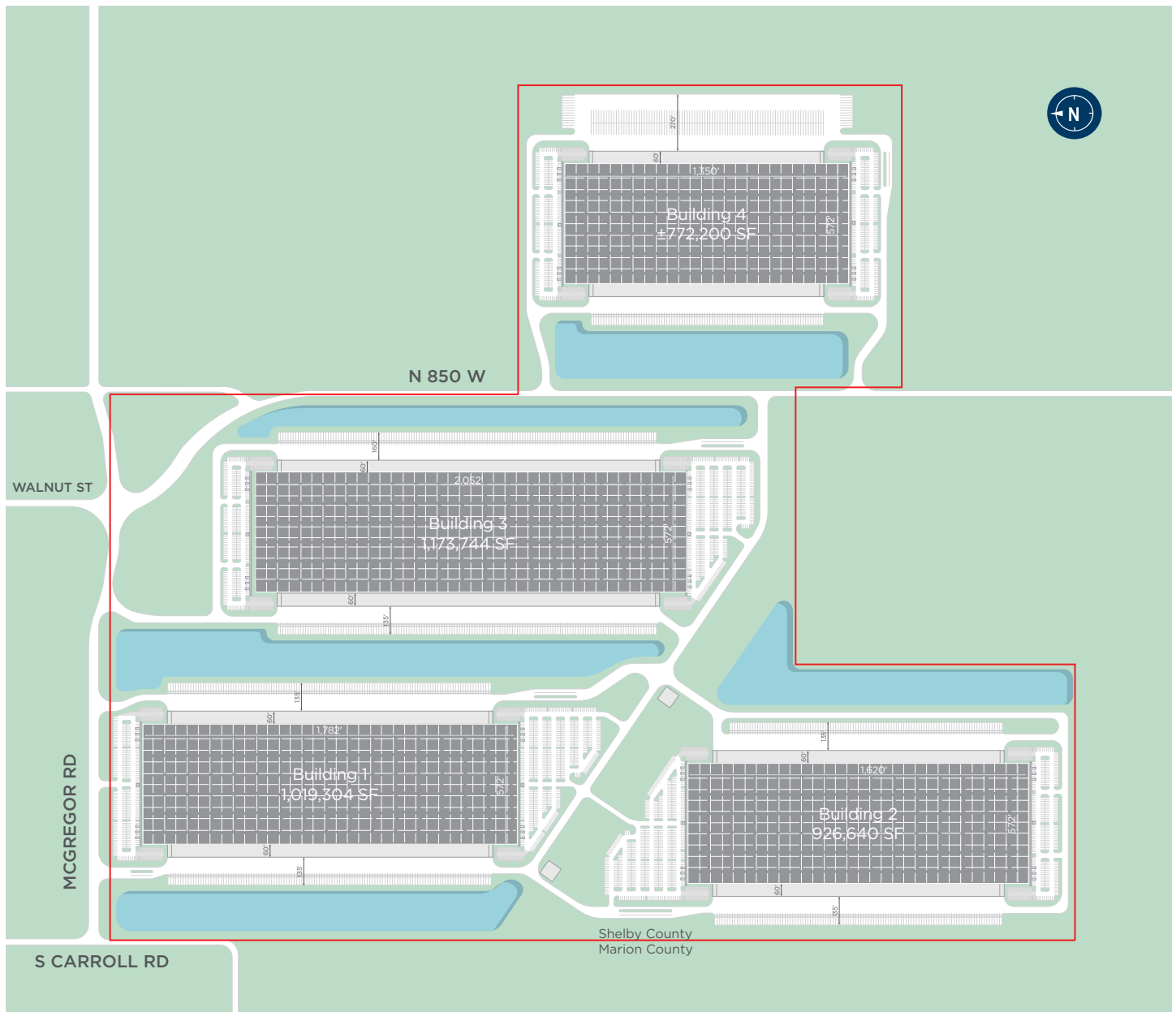
**Sunbeam** owns and manages a diverse portfolio of real estate primarily located in Indiana and Florida since 1967. All required capital is **internally funded** and no outside debt is required to perform. Sunbeam is a **long term holder** of real estate and values their relationships with their tenants. **I-74 East Commerce Park** is part of Sunbeam's **long-range commitment** to continue to invest in the Central Indiana market.

## AERIAL

I-74 East Commerce Park offers build-to-suit sites and new speculative construction in the nation's premier central location for logistics, air cargo, manufacturing and more. I-74 East Commerce Park is strategically located at the Crossroads of America on Interstate 74 and **just seven miles** to Interstate 465 with close proximity to the Indianapolis International Airport and the second largest FedEx Hub in the United States. Contact us to learn more about the opportunities available at I-74 East Commerce Park.



## CONCEPTUAL SITE PLAN



I-74 East Commerce Park offers build-to-suit and new speculative construction. Sunbeam Development plans to construct a speculative facility of approximately 1,000,000± square foot modern distribution center. I-74 East Commerce Park also offers the opportunity for build-to-suit projects with over 300± acres of development land.

## THE INDIANA ADVANTAGE

- Known as the Crossroads of America, more interstate highways converge in Indianapolis than any other city in the United States, easily connecting Hoosiers to the rest of the country.
- The city's central location and extensive road and rail infrastructure have positioned Indianapolis as an important logistics center, with nearly 80 percent of the U.S. population reachable within 24 hours.
- The Hoosier state is home to the second-largest FedEx hub in the world as well as the second-largest liquid barge fleet in the country.
- Indianapolis' downtown intermodal facility offers container service from Asia to Indiana in as little as 21 days with a rail route that bypasses Chicago.
- The State ranks in the top five in 25 and in the top ten for more than 100 logistics-related categories.
- Indiana ranks #5 in the United States for worldwide life-sciences exports.
- Indiana is the Best State for Business in the Midwest and #5 in the nation.
- Indiana is #3 in the nation for Best Infrastructure.
- Indiana offers the 9th Best Business Tax Climate in the nation and #1 in the Midwest.

### Strong Fundamentals

- AAA Bond Rating
- Right to Work State
- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax

Sources: Indiana Economic Development Corp ([iedc.in.gov](http://iedc.in.gov)), Time Magazine, CNBC.com, Tax Foundation, Chief Executive Magazine



Developed/Owned by:

### Sunbeam Development Corporation

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