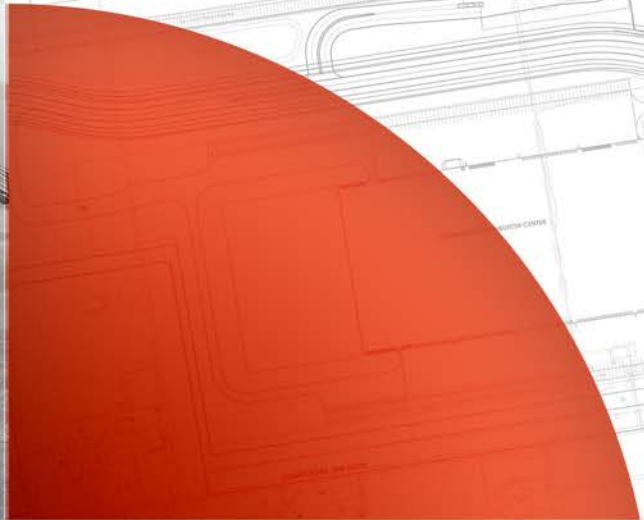
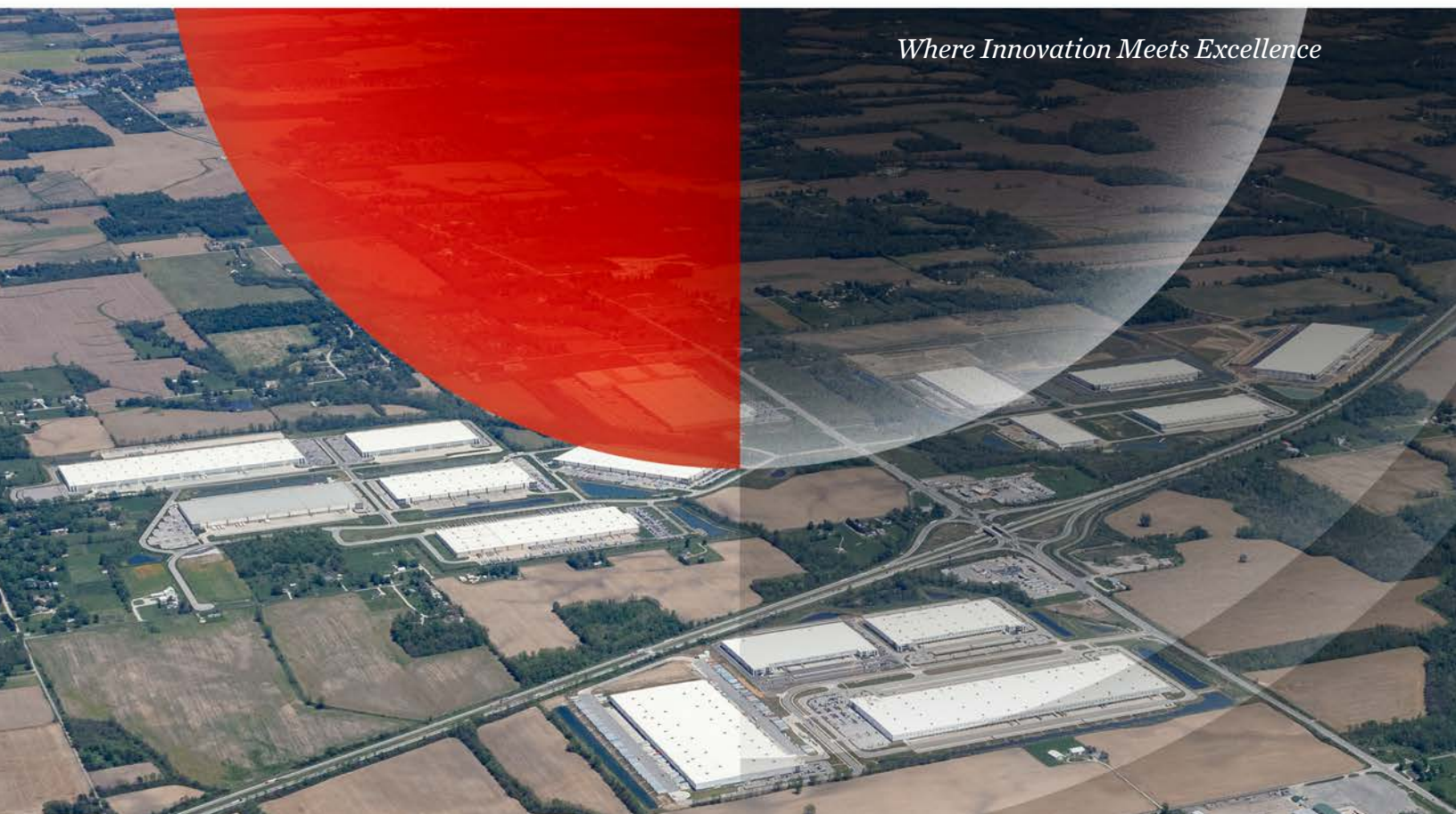


800± ACRES OF OPPORTUNITY

New construction and industrial / distribution build-to-suit options of 100,000-2 million square feet



Where Innovation Meets Excellence

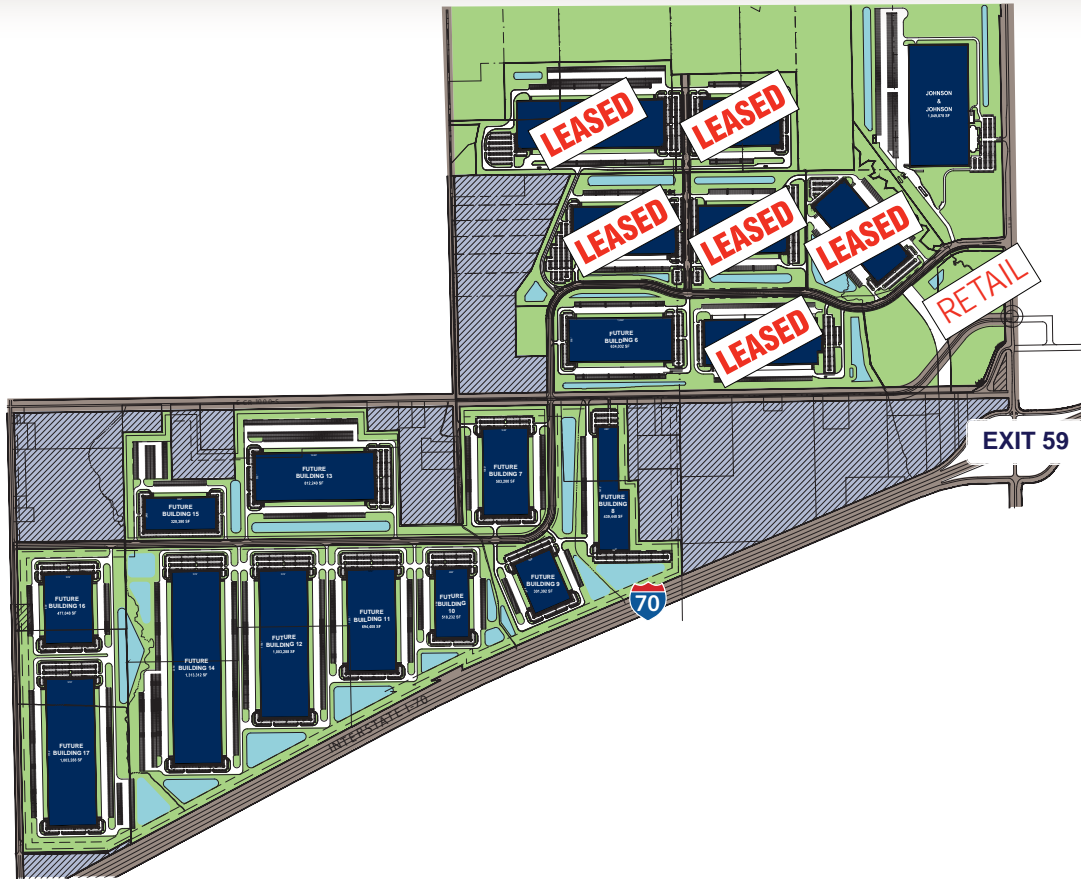


Home to major distribution centers, I-70 West Commerce Park offers modern facilities with higher standard construction designed for long term stability located in the nation's premier location for logistics, air cargo, manufacturing and more. I-70 West Commerce Park is strategically located at the Crossroads of America on Interstate 70 just nine miles from the Indianapolis International Airport and the second largest FedEx Hub in the United States. I-70 West Commerce Park -- where innovation meets excellence.



The Owner/Developer

Sunbeam Development Corporation and affiliate companies own and manage a diverse portfolio of real estate primarily located in Indiana and Florida. Developments include industrial parks, suburban office parks and shopping centers. Sunbeam buys large tracts of land in growth areas and provides funding and expertise for the infrastructure to support major development. I-70 West Commerce Park will be a long-range investment for Sunbeam.



SOUTH CONCEPT - 586± ACRES



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 #2 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), Time Magazine, CNBC.com, Tax Foundation, Chief Executive Magazine

Developed/Owned by:

Sunbeam Development Corporation

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