

WHERE **INNOVATION**
MEETS **INFRASTRUCTURE**

989

OPPORTUNITY PARKWAY

GREENFIELD, IN 46140





A CATALYST FOR GROWTH

989 Opportunity Parkway offers the unique chance to sublease a state-of-the-art manufacturing and production space in Greenfield, IN. Tailored to the needs of the evolving industrial landscape, this premier facility is also strategically located near major interstates to provide unparalleled access and convenience and the ideal environment for businesses in the industrial sector.

OPPORTUNITY HIGHLIGHTS:

279,711 SF
on ±40 acres

IDEAL FOR MANUFACTURING,
R&D, production, light assembly, and warehouse use

EXCELLENT INTERSTATE VISIBILITY
and immediate access at I-70 and State Road 9

OUTSTANDING ACCESS TO
several major midwest and east coast markets

STRONG AND DIVERSE LABOR POOL
available in all directions

**PRO-BUSINESS ECONOMIC
DEVELOPMENT PROGRAMS**

with partners including City of Greenfield, Hancock County and the State of Indiana Economic Development Corporation

BUILDING FEATURES



TOTAL BUILDING:

279,711 SF
(EXPANDABLE by 135,000 SF)



ACRES:

40



CLEAR HEIGHT:

32'



TRUCK PARKING:

4 SPOTS
(EXPANDABLE ON THE ADJACENT LAND)



CAR PARKING:

343 SPOTS
(EXPANDABLE TO 650)



OFFICE:

31,275 SF



DOCK DOORS:

7



FULLY FENCED



LED LIGHTING



ESFR & DRY SYSTEM

DRIVE-IN DOORS:

1 with multiple remote control craneways for unloading inside the building

SERVER ROOM:

Inert gas system and diesel backup in raised floor Server Room; emergency lighting

CARGO:

Truck Scale for weighing inbound and outbound cargo

DOORS:

16' on grade access door for large equipment

ROOF:

60 Mil Eppm White Rubber Roofing System 120,000 CFM rooftop units hidden behind tall parapet

POWER:

95% inductive power factor correction capacitors

FLOOR:

6-inch thick reinforced concrete placed

KEY ACCESS:

Master Key system

SECURITY:

Securitas Fire Alarm and Burglar system with 32+ security cameras

ELECTRICAL:

480 V / 60 Hz / 3-phase, floor-mounted electrical distribution panels; Square D busbars

YEAR BUILT:

2018-2019

CRANE:

(2) 7.5 ton cranes

BREAKERS:

10,000 Kw dry transformers with automatic dual feed; room for 2 more transformers, low voltage draw out breakers,

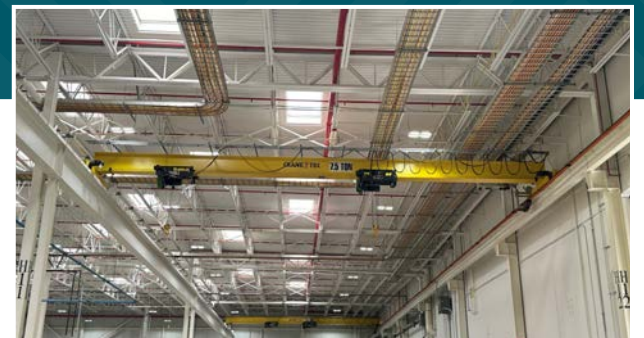
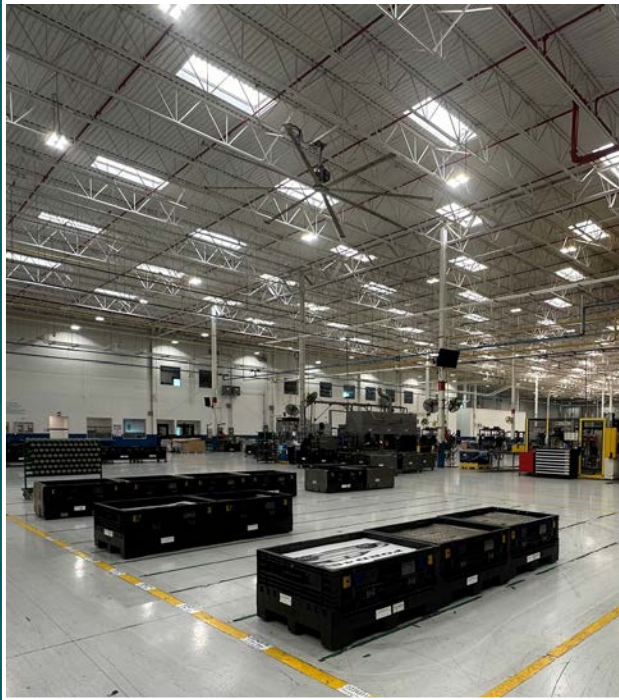
OTHERS:

Multi-Class HID Badge system, chilled water; 200,000-gallon water tank; 3 compressors

SITE PLAN

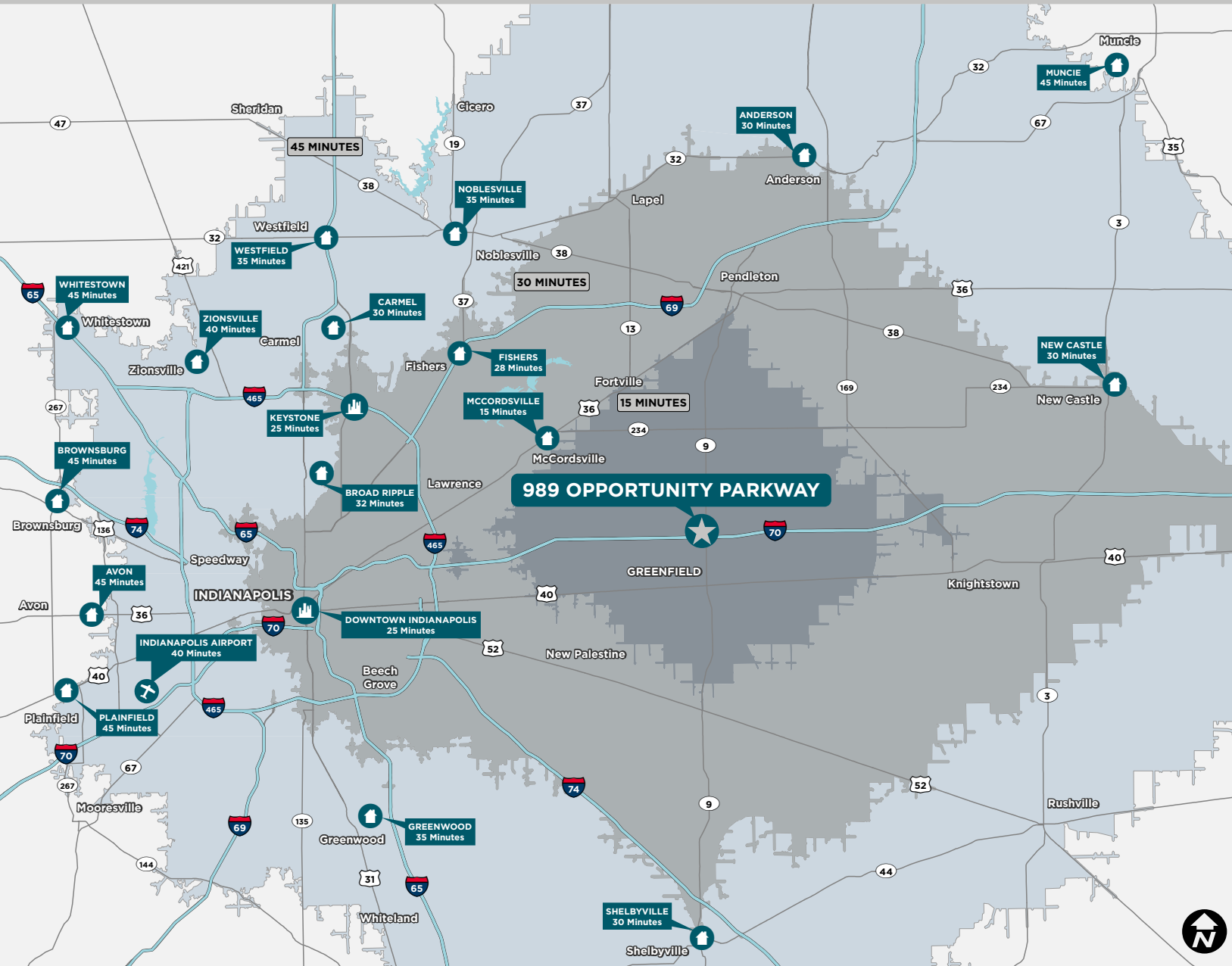


±40 ACRES



DEMOGRAPHICS

WITHIN A 5-MILE RADIUS



POPULATION

33,326

EMPLOYEES

27,126

HOUSEHOLDS

13,498

AVERAGE HOUSING VALUE

\$172,291

AVERAGE HOUSEHOLD INCOME

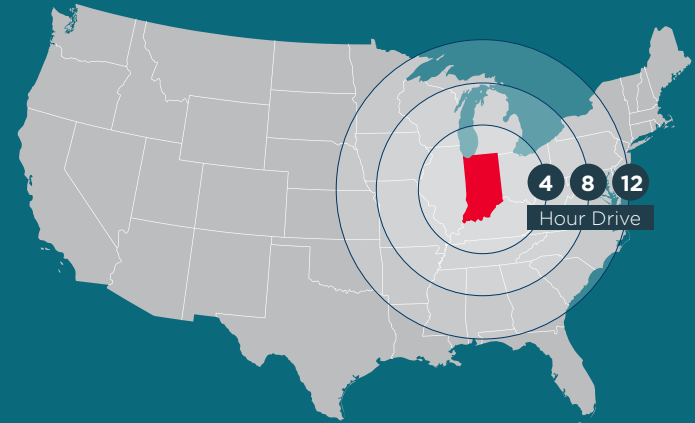
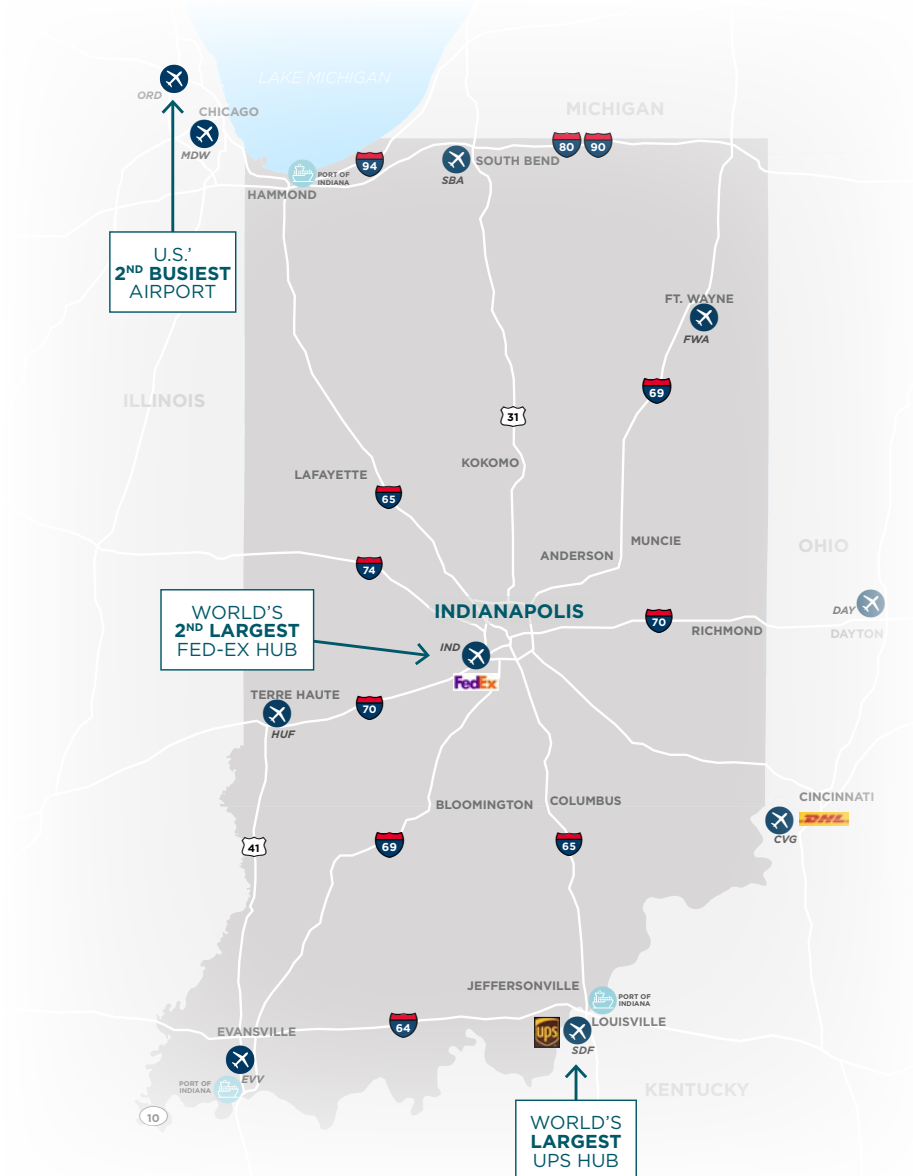
\$100,969

MEDIAN AGE:

40

THE INDIANA ADVANTAGE

Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the Crossroads of America, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.



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

#1 in pass through highways
 Located at the **MEDIAN CENTER** of the **U.S. POPULATION**

#1 in Midwest
BUSINESS TAX CLIMATE
#9 in the U.S.

#1 in Midwest
BEST STATE FOR BUSINESS
#5 in the U.S.

#3 INFRASTRUCTURE
 America's Top States for Business

1 in 5 HOOSIERS
 Work in Advanced Manufacturing

#2 IN U.S. FOR
 Worldwide life-sciences exports



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