



**CUSHMAN &
WAKEFIELD**

70



Dwight D Eisenhower Highway (I 70)

HENDRICKS COUNTY

MORGAN COUNTY

E. COUNTY ROAD 1000 S.

SITE 

LAND FOR SALE

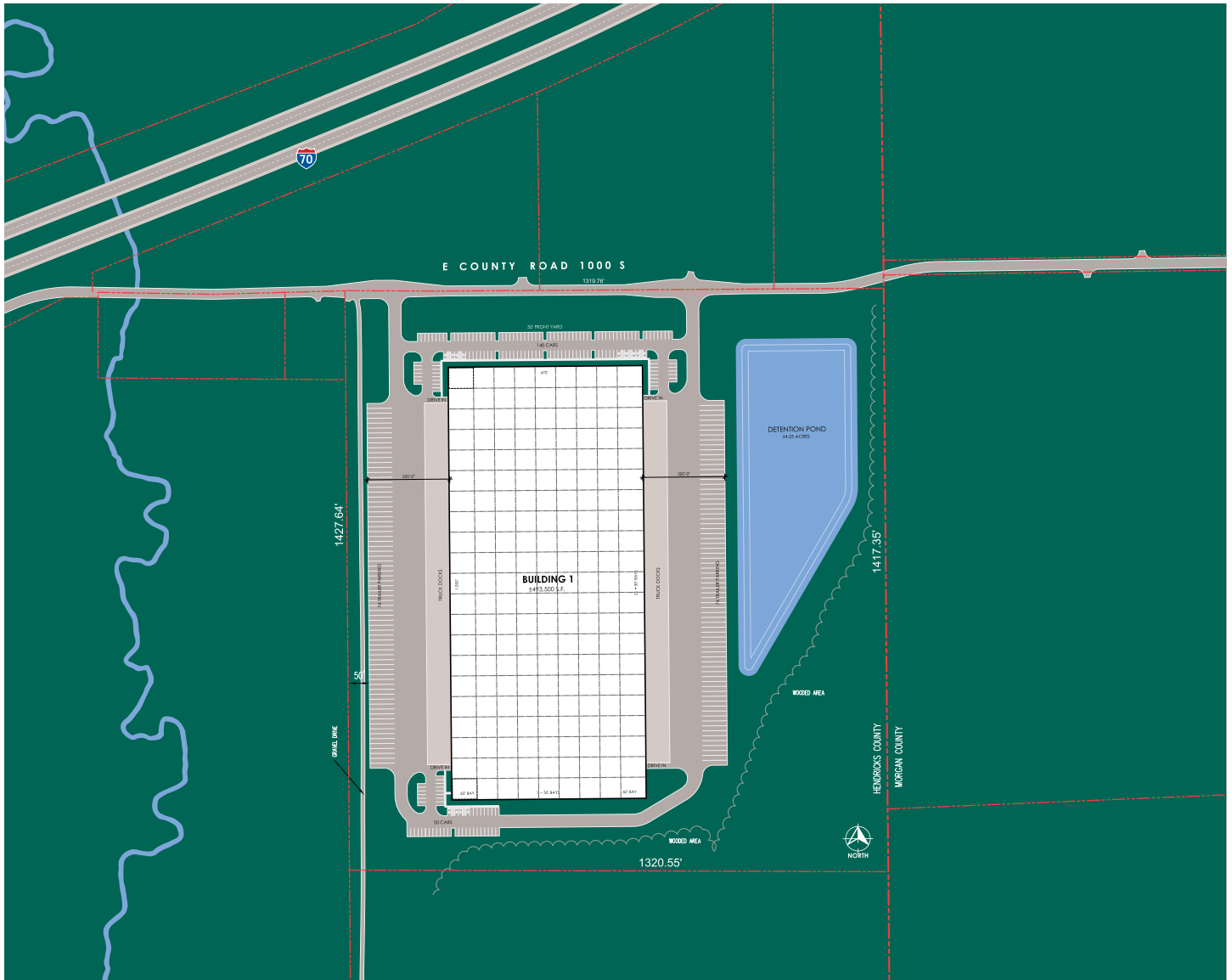
2800 E County Road 1000 S

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

LAND FOR SALE

2800 E CR 1000 SOUTH

Clayton, IN



LAND FOR SALE

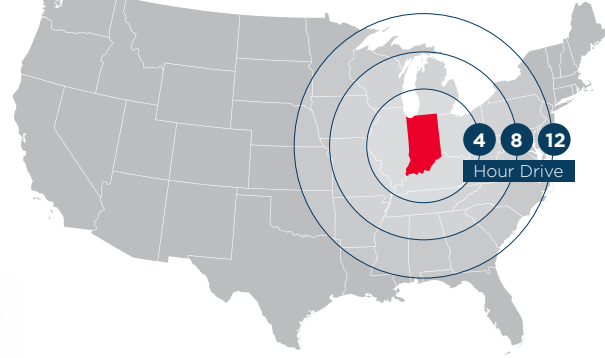
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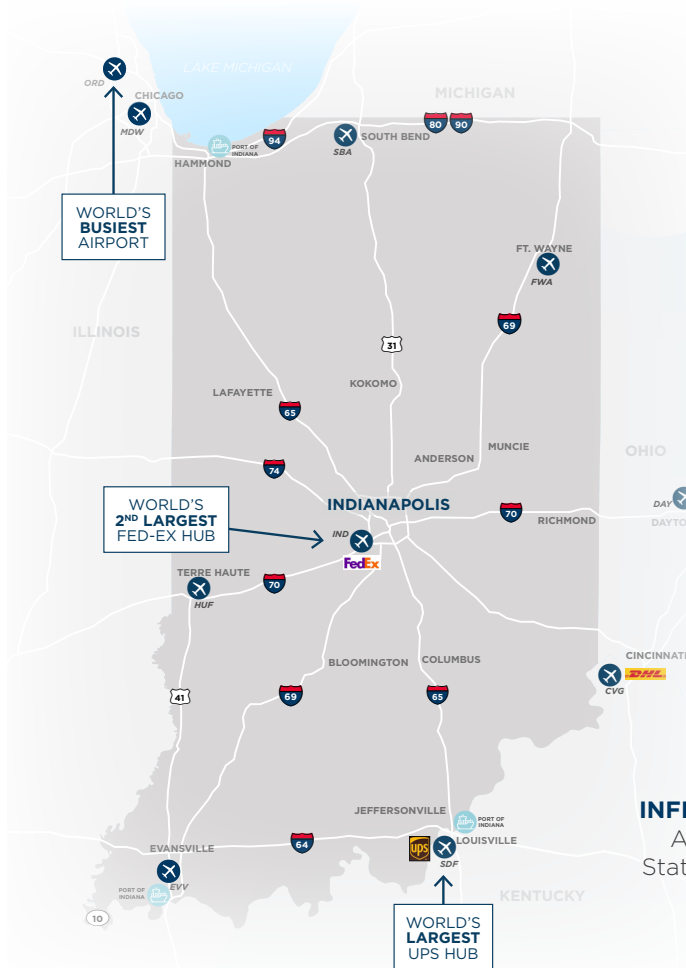
THE INDIANA ADVANTAGE

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

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