

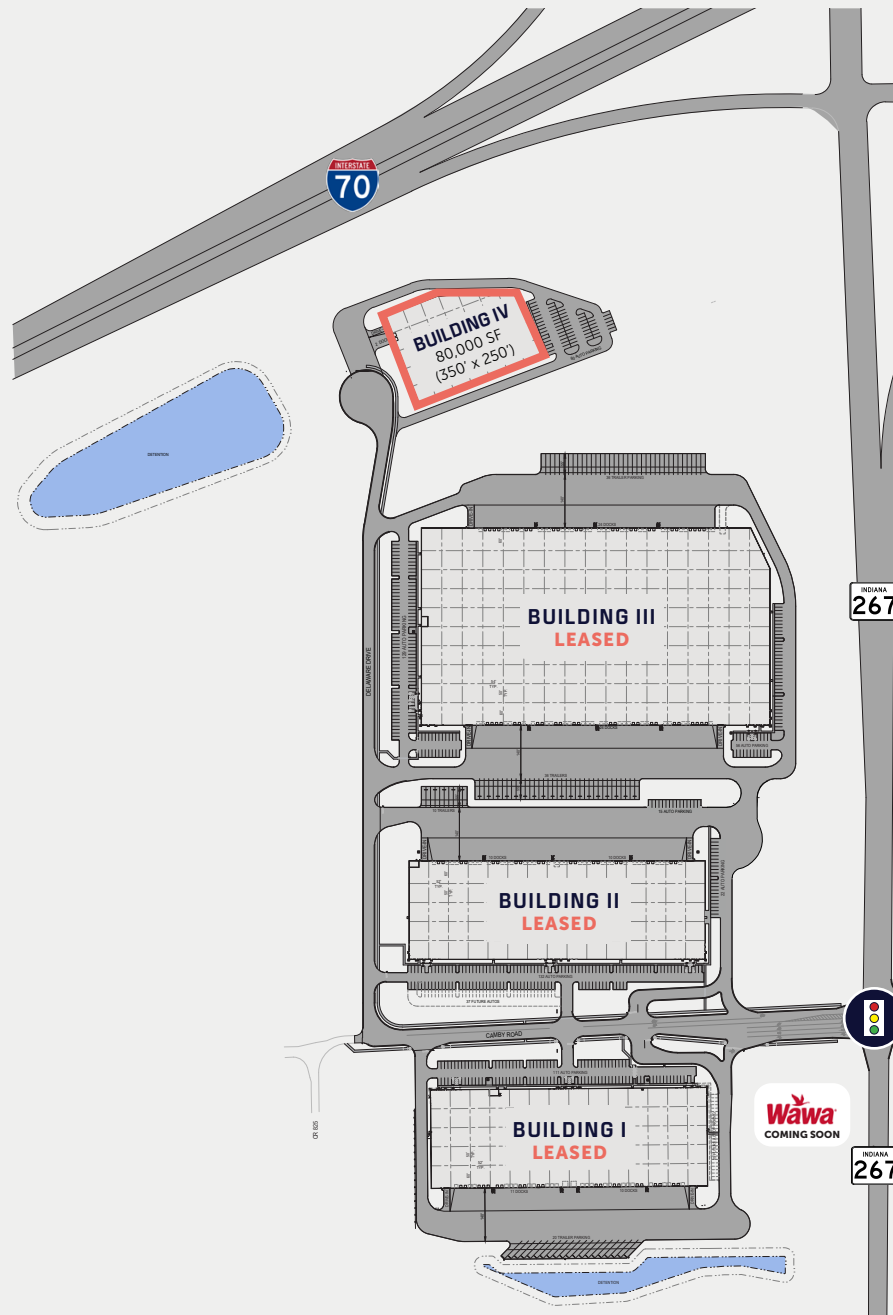
8.74-ACRE AVAILABLE SITE

Plainfield Logistics Park

**BUILD-TO-SUIT OPPORTUNITY OR
LAND FOR SALE**

8.74-acre site available for 60,000-80,000 SF
Build-to-Suit

I-70 interstate visibility



8.74-ACRE SITE

Building IV

80,000 SF

Certified by Verisite

Economic incentives available at state and local level

Build-to-Suit

UP TO 60,000 SF

infrastructure ready

WATER & SEWER

Town of Plainfield

GAS

Vectren

POWER

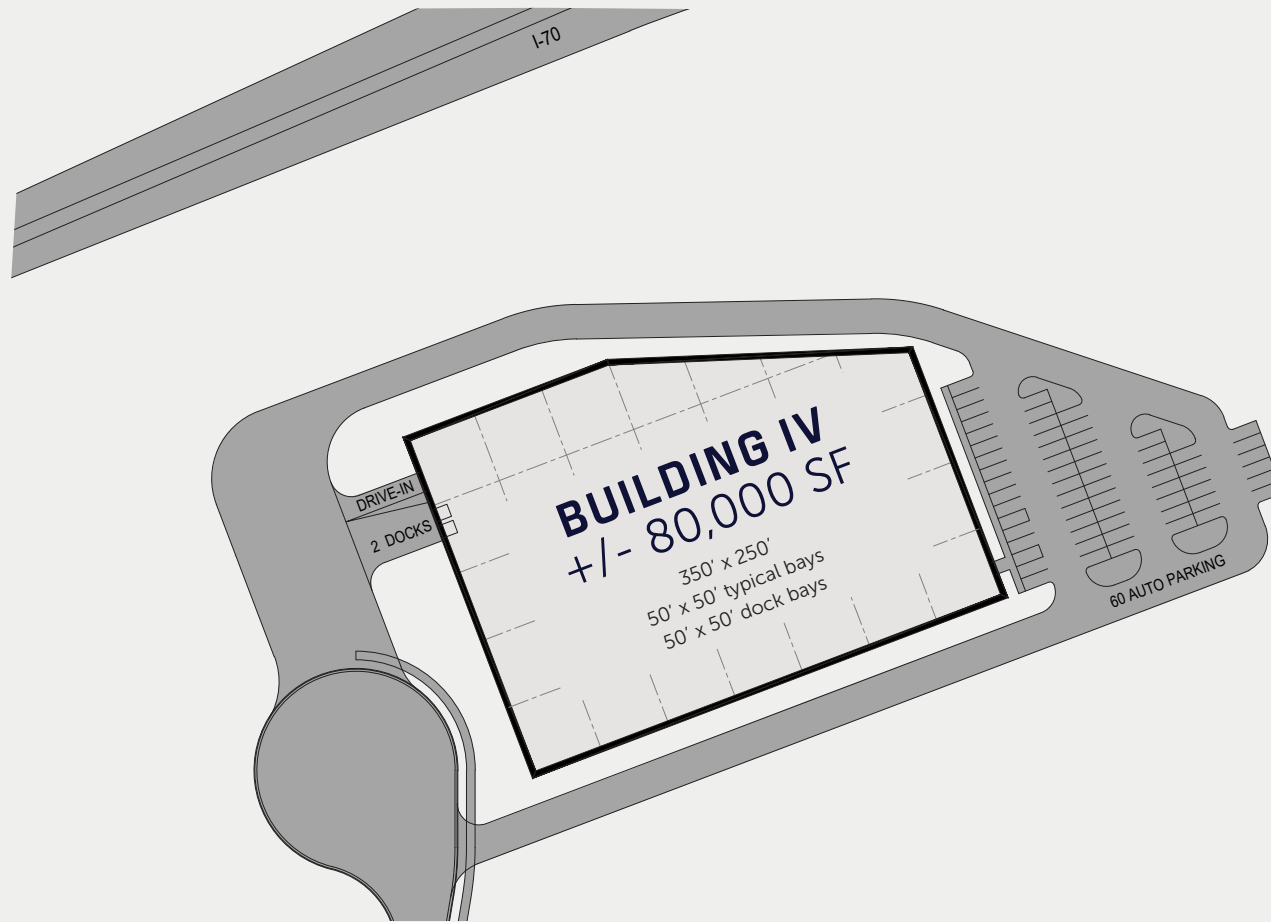
Duke Energy

DATA

AT&T

SEEKING

LEED® CERTIFICATION



80,000 SF

60 auto parking

2 docks

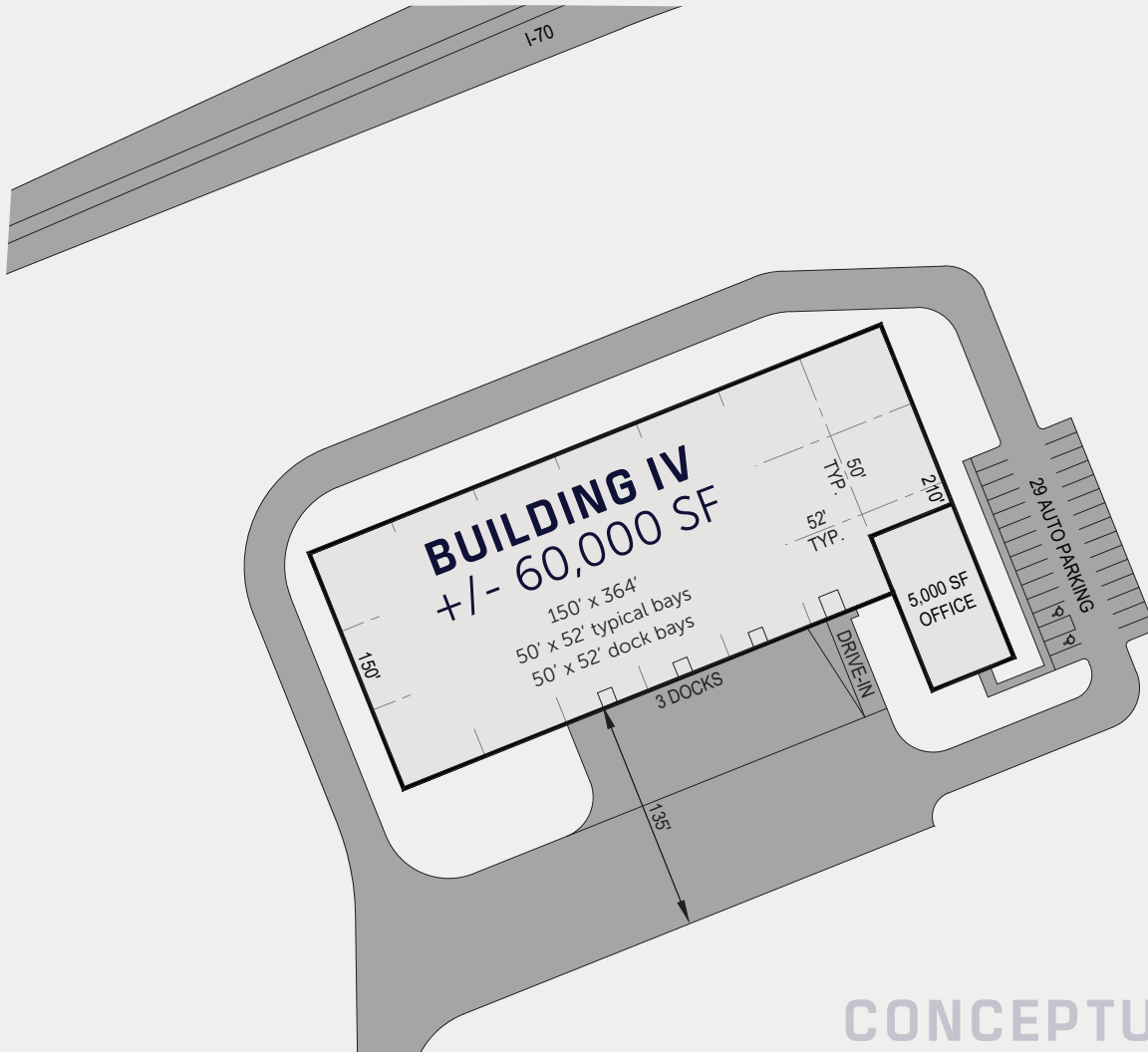
Infrastructure ready

26' clear height
maximum clear height of 75'







1 drive-in door

Two dedicated 12.47 kV
distribution circuits





up to 60,000 SF

-  build-to-suit office area
-  26' clear height
maximum clear height of 75'
-  29 auto parking
-  3 docks
-  1 drive-in door
-  Infrastructure ready

Seeking
LEED® Certification

CONCEPTUAL SITE PLAN

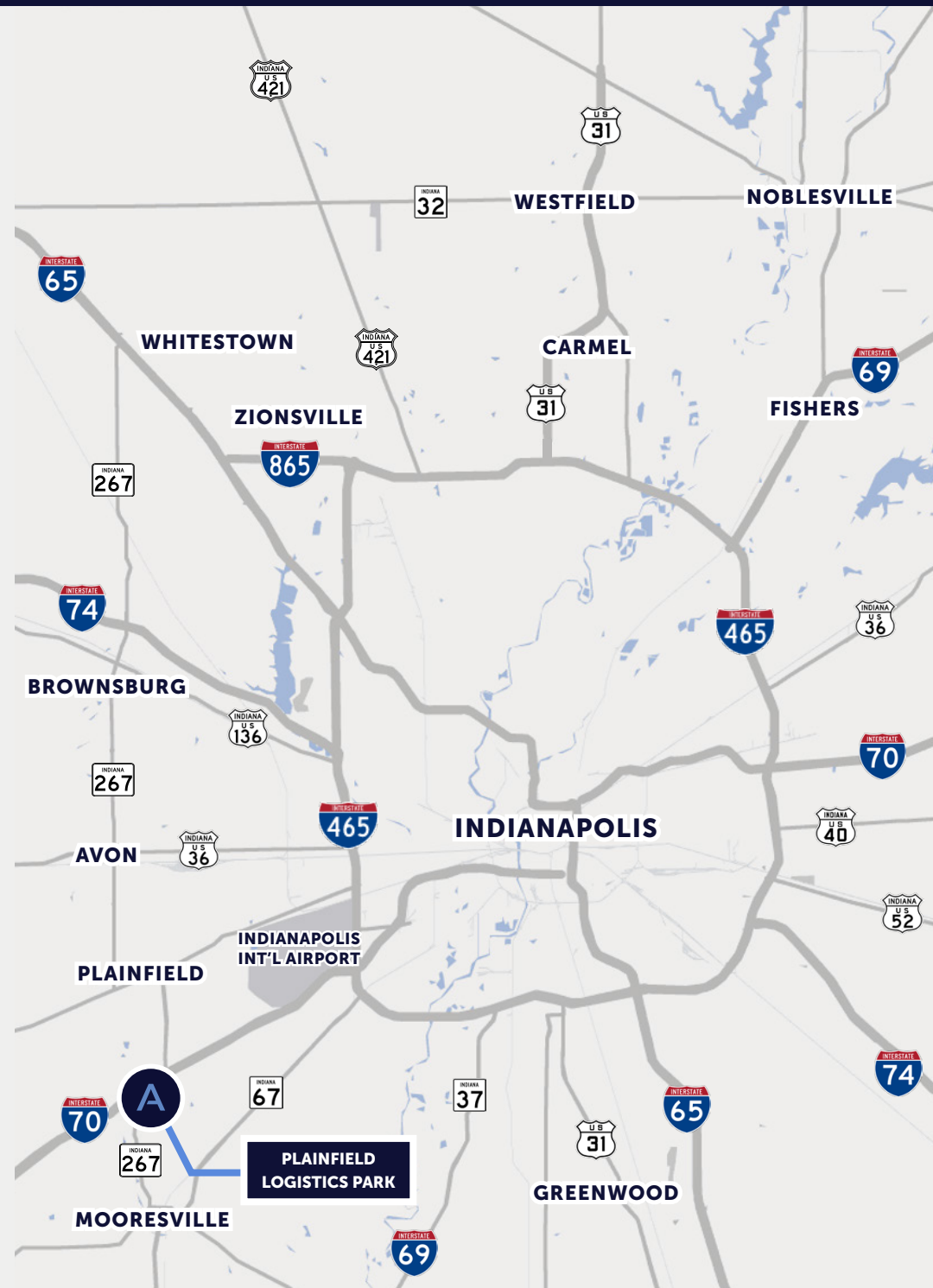
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ACCESS & LABOR

Located in the southwest submarket of Indianapolis, **Plainfield Logistics Park offers immediate access to I-70 and easy access to the I-65 and I-74 corridors.** Also in close proximity is the Indianapolis International Airport, which features the second largest FedEx hub in the world.

- Located in Plainfield, Indiana, Hendricks County
- **4 interstates through Indianapolis** — I-65, I-70, I-69 and I-74 — all easily accessed via I-465
- Immediate access to I-70 via SR 267
- **10-minute drive time** to I-465 beltway and **20-minute drive time** to Indianapolis
- **8-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- 167,000 population in Hendricks county with dedicated programs to support a **large, highly skilled workforce**
- **#1 in Midwest** and **#5 in the nation** as Best State for Business

Reach **50% of U.S.** population in **one-day** drive





Plainfield Logistics Park

PLAINFIELDLOGISTICSPARK.COM

AMBROSEPG.COM/PROPERTIES

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AMBROSE

