



GREENFIELD FARMS

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1,053,360 SF Available

2463 N. Buck Creek Road | Greenfield, Indiana 46140



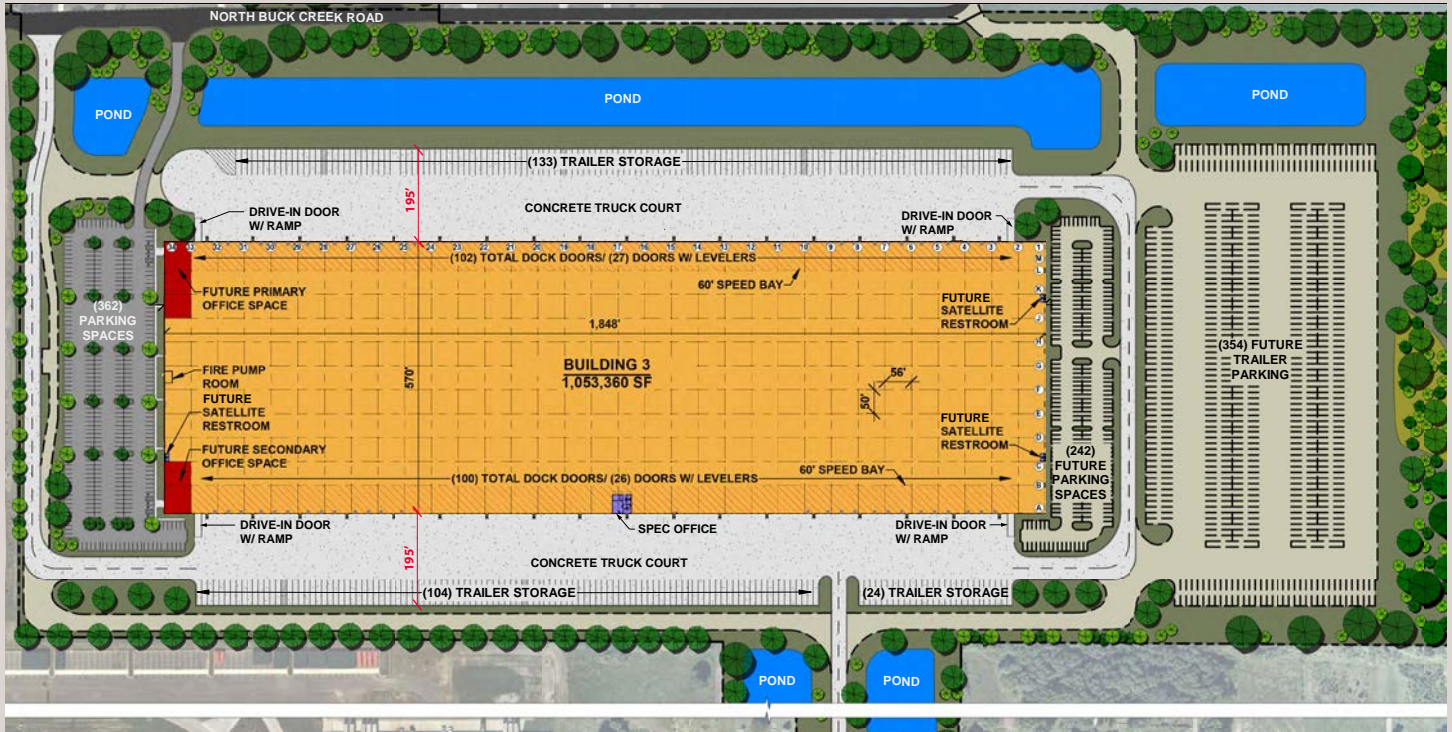


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BUILDING 3 SPECIFICATIONS

Building size:	1,053,360 sf (divisible) (570' x 1848')	Dock loading:	202 (9'x10') manual insulated overhead sectional doors with tempered glass view panels
Site area:	Approximately 108 acres	Drive-in loading:	Four (12'x14') manual doors with tempered glass view panels
Clear height:	40' minimum first bay	Auto parking:	362 total with 242 future spaces: 604 total possible spaces
Construction:	Tilt-up concrete w/ exterior paint	Trailer storage:	261 (12' x 55') total with 354 future spaces: 615 total possible spaces
Office build-out:	1,600 sf spec office	Truck court:	195' from edge of building to back of curb
Roof:	60 Mil, white TPO w/ R-20 insulation	Heat:	8Ea, 1.9M BTU Make Up Air Units
Column spacing:	50' x 56' bays	Ventilation:	(8) Rupp Model RAM 20 Direct Fired 100% makeup air units in conjunction with (8) wall mounted relief louvers
Speed bay depth:	60' speed bays at dock wall		
Interior lighting:	30 FC 4' LED 36K Lumen high bay fixtures with motion sensors (initial one fixture per bay)		
Exterior lighting:	Overall exterior lighting to achieve a 1.5 FC average in all paved areas on-site and site perimeter		
Sprinkler system:	ESFR sprinkler system with K25.2 heads and 2000 GPM @ 139 PSI diesel fire pump with electric jockey pump and pump controller		
Electrical:	Two, 2,000 amp panels		
Floors:	8" floor		

UTILITY PROVIDERS



ELECTRIC
Duke Energy



SEWER
Western Hancock Utilities



GAS
CenterPoint Energy



FIBER
AT&T



WATER
Citizens Energy



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NOTABLE TENANTS IN THE IMMEDIATE AREA



KEY DISTANCES



Indianapolis International Airport: 27 miles



I-70 East & West Interchange: 1.95 miles



I-74 South: 14 miles



FedEx Hub: 23 miles



I-65 North & South Interchange: 13 miles



I-465 North & South Interchange: 8 miles



Indianapolis Intermodal Facility (container service): 17 miles



I-69 North: 13 miles



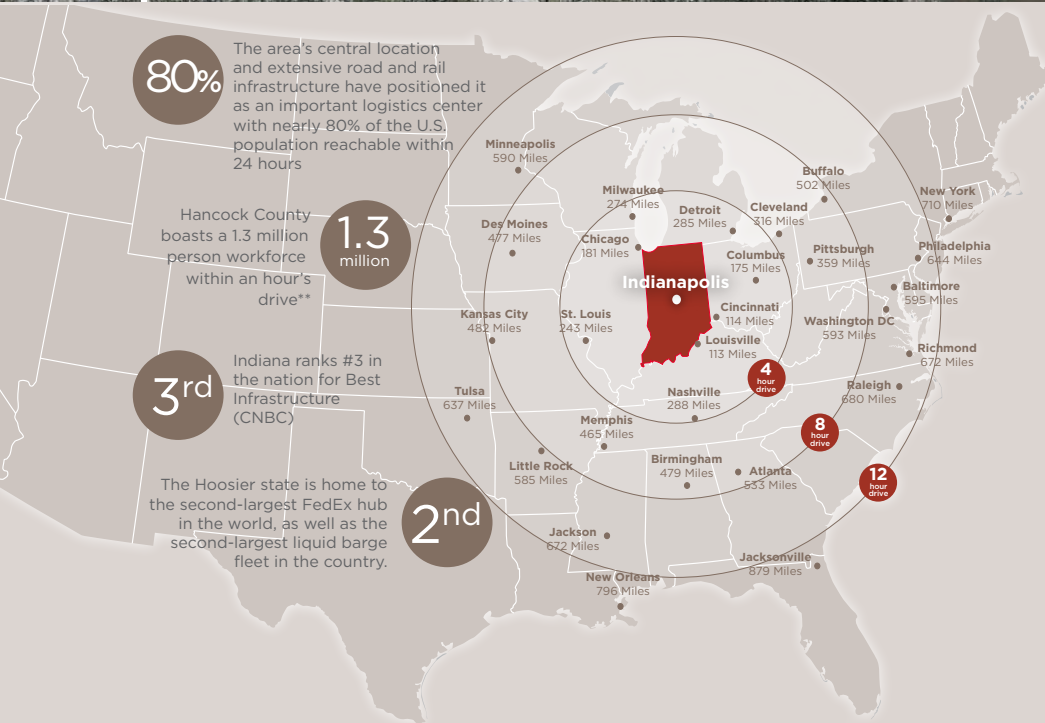


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