

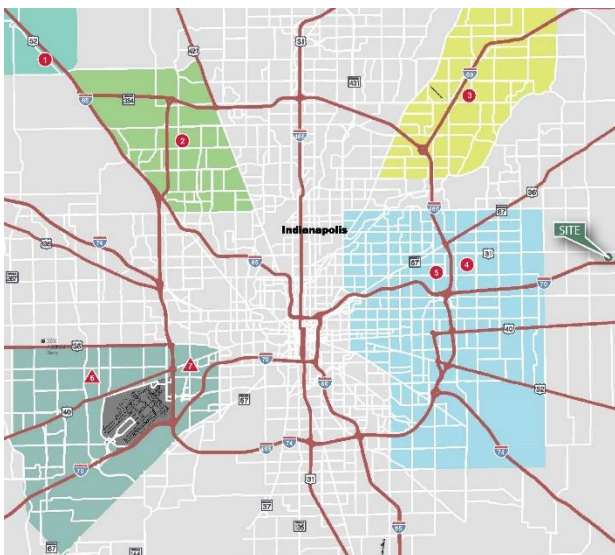
512,560 SF

Build-to-Suit Opportunity



Eastpoint Building 1

I-70 & Mt. Comfort Road
Greenfield, IN 46140 USA



LOCATION

- Frontage on I-70 with signage opportunity
- Quick access to I-465, I-65, I-74, I-69 and US 40
- 10-year real estate tax abatement available
- Zoned light industrial
- Designated as "Shovel Ready" by the State of Indiana

FACILITY

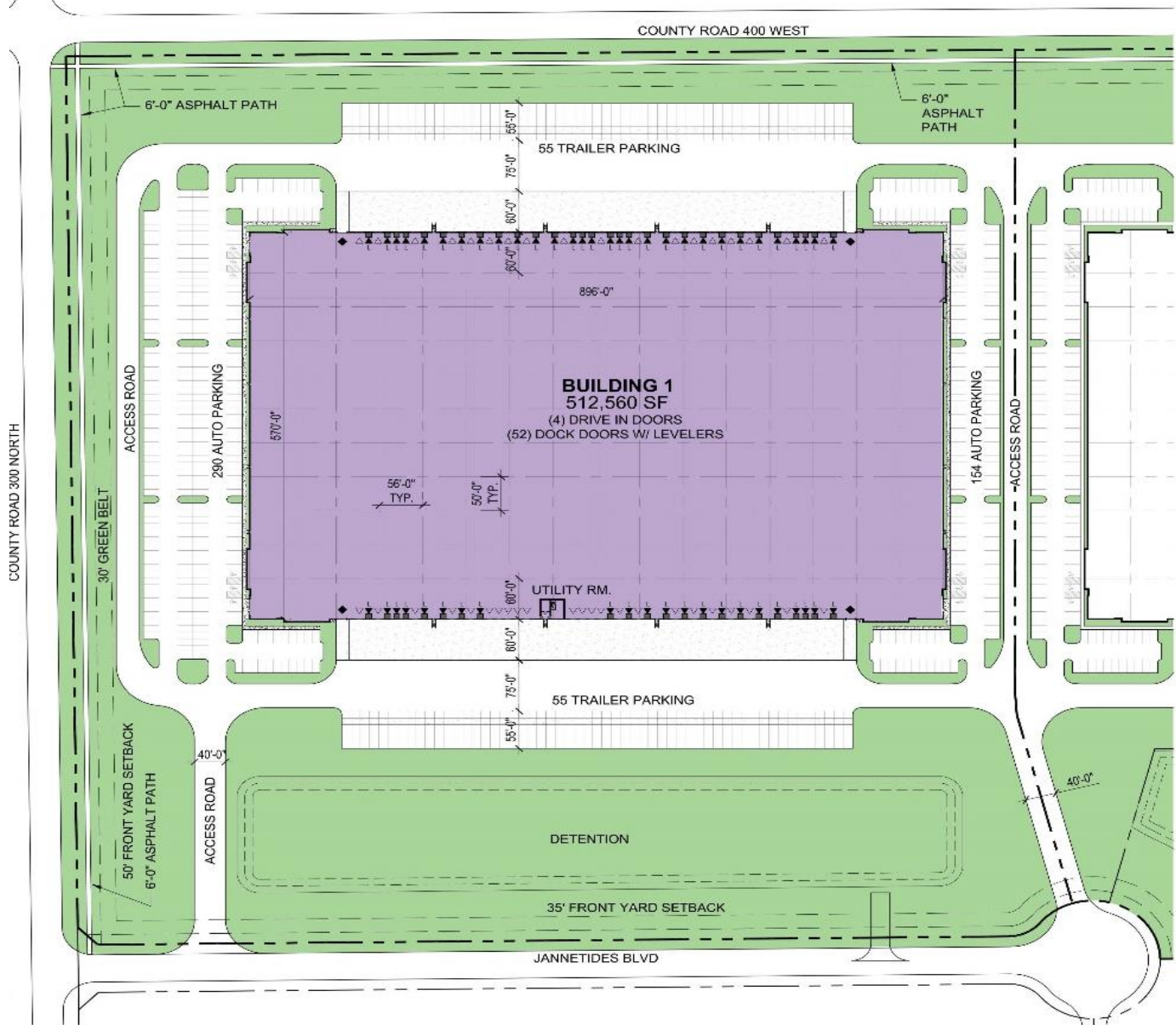
- 512,560 SF expandable up to 1.2 million SF
- 93 dock doors, 52 with levelers
- 4 drive-in doors
- 36' minimum clear height
- 56' x 50' typical column spacing with 70' speed bays
- 135' truck courts with 60' concrete apron
- ESFR fire sprinkler system
- LED lighting
- 110 trailer parking spaces
- 444 auto parking spaces

ADVANTAGES AND AMENITIES

- BTS flexibility
- Experienced local property managers available 24/7
- Maintenance technician provides on-site service
- Simplified Prologis Clear Lease

512,560 SF

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