

# MT. COMFORT CROSSROADS PARK

## MASTER PLAN

6181 W Airport Blvd | Greenfield, IN 46140

291,600 Square Feet Available For Lease

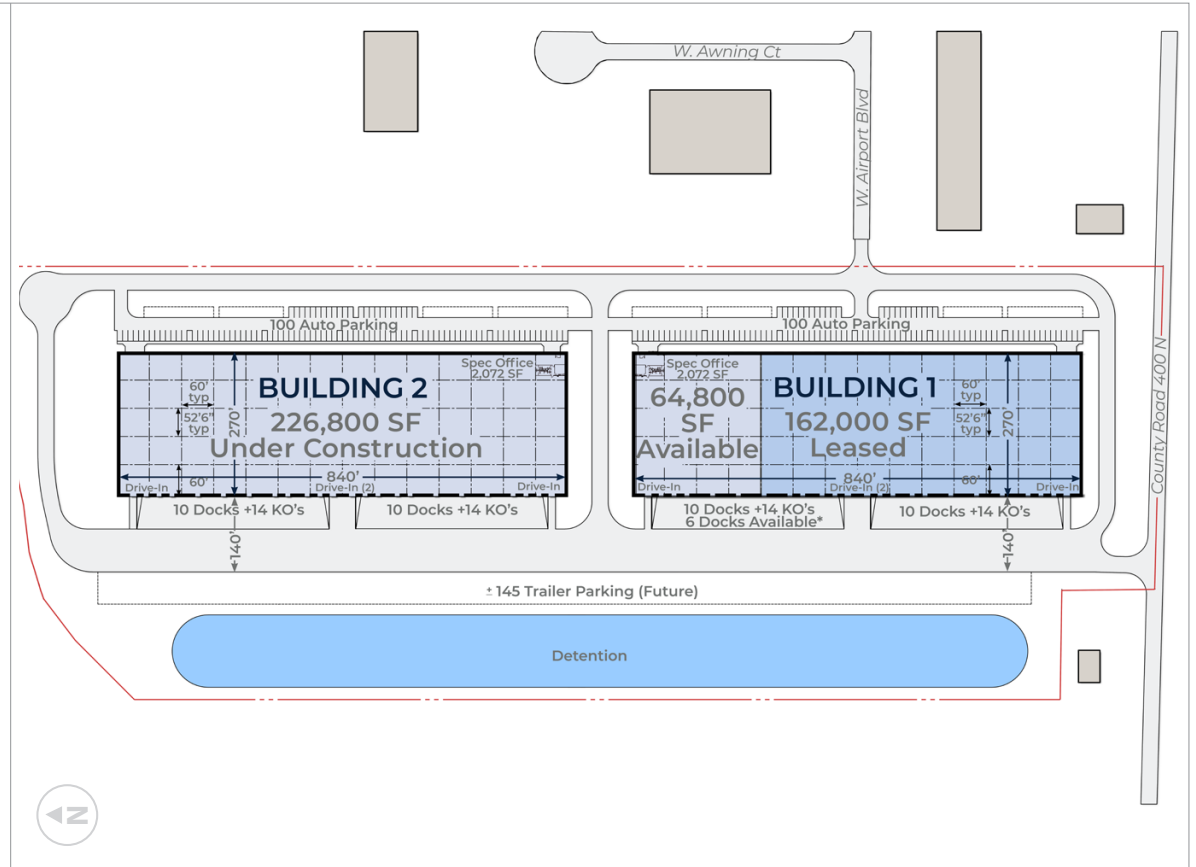
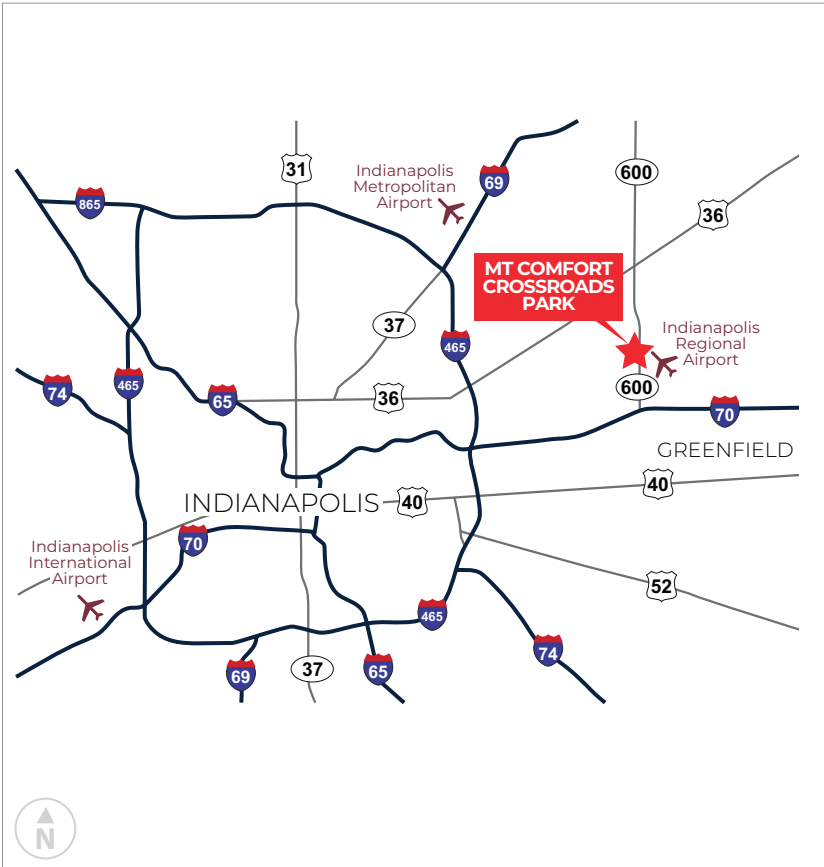
Mt. Comfort Crossroads Park is located on the east side of Indianapolis with access to I-70 and I-465. This well-connected location provides major transportation cost savings for logistics tenants.




# MT. COMFORT CROSSROADS PARK | MASTER PLAN


# PROPERTY OVERVIEW


6181 W AIRPORT BLVD | GREENFIELD, IN 46140





 291,600 SF available over two buildings

 52'6" x 60' typical column spacing; 60' at staging bays (both buildings)


 140' truck courts


 2,072 SF spec office (both buildings)

 Bldg 1: 6 dock doors available\* (expandable)  
Bldg 2: 20 dock doors (expandable)

 ± 145 future trailer park positions (total for building 1 & 2)

 32' clear height

 Bldg 1: 1 drive-in door available  
Bldg 2: 4 drive-in doors

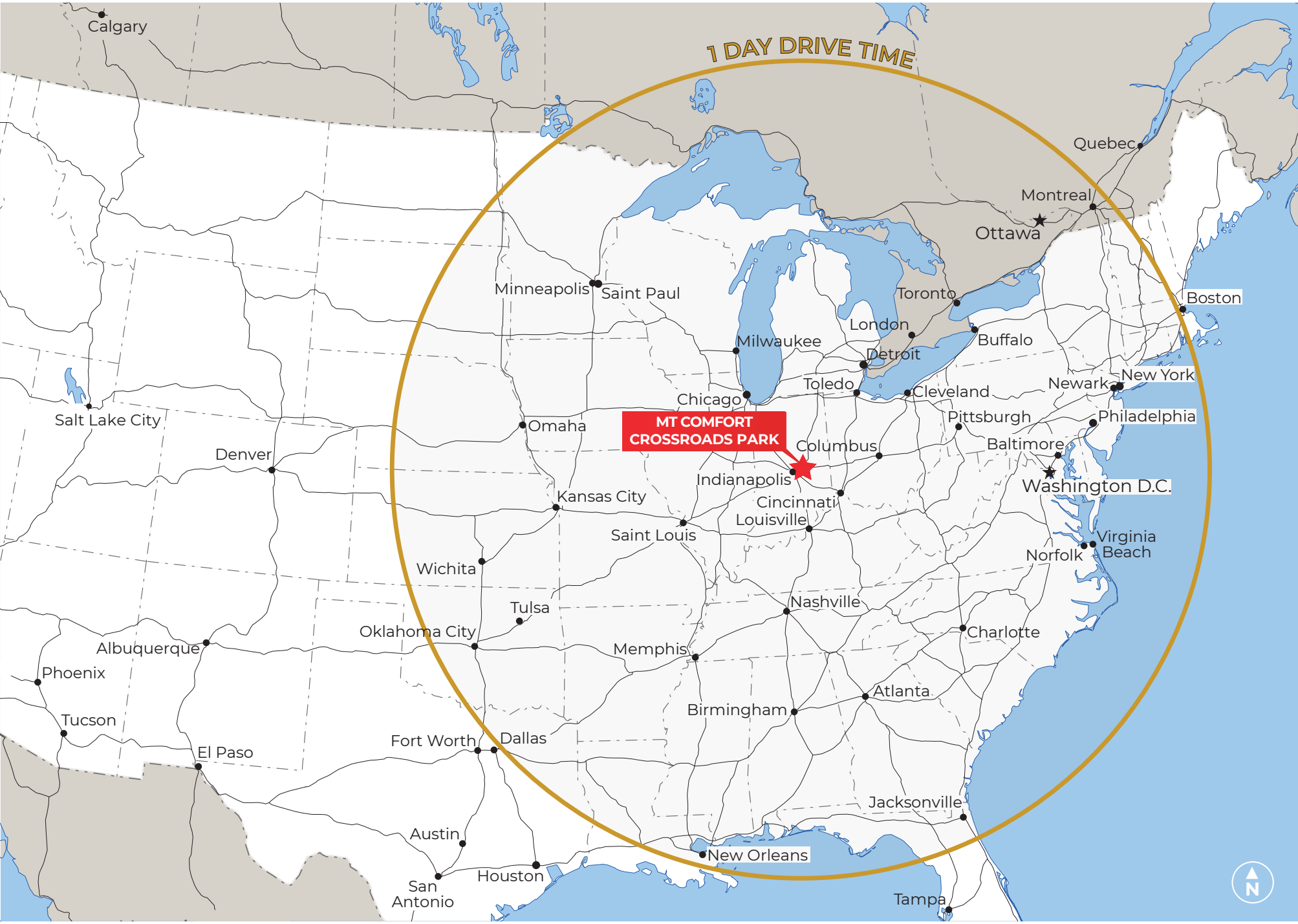
 Bldg 1: 100 auto parking spaces (expandable)  
Bldg 2: 100 auto parking spaces (expandable)

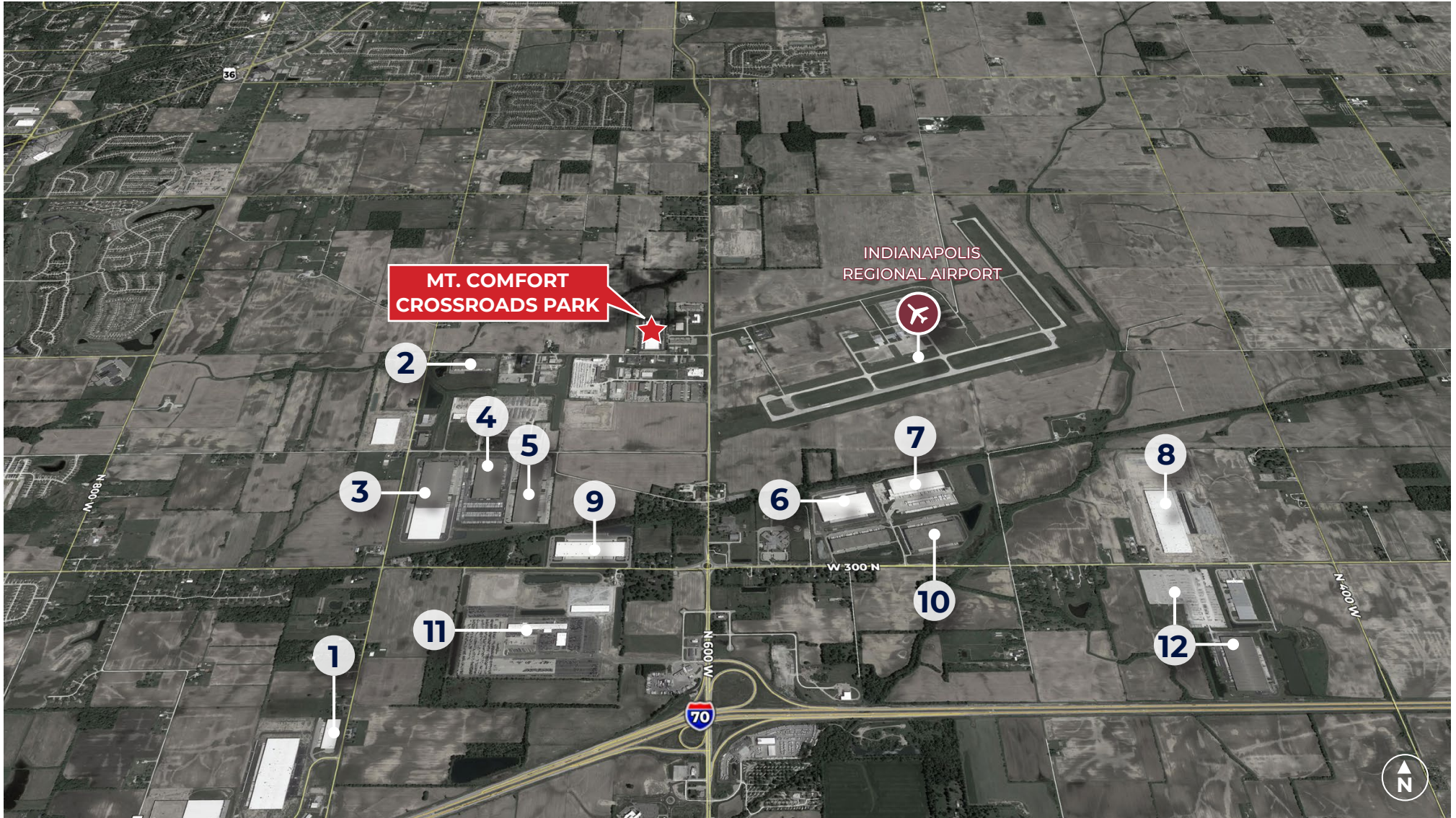
 ESFR fire sprinkler system

# MT. COMFORT CROSSROADS PARK | MASTER PLAN

1-DAY DRIVE TIME

6181 W AIRPORT BLVD | GREENFIELD, IN 46140



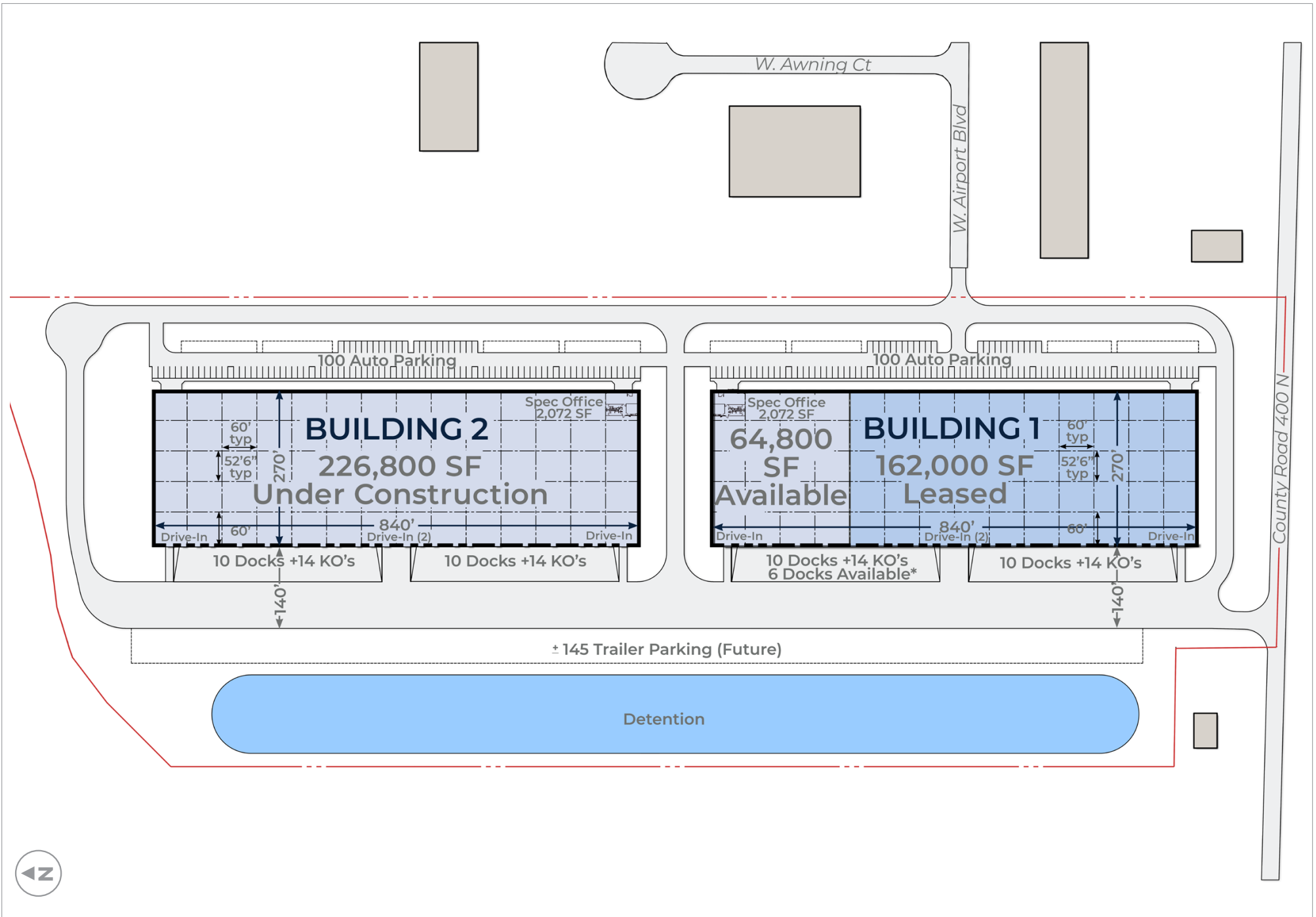


### CORPORATE NEIGHBORS

- |                            |                             |
|----------------------------|-----------------------------|
| 1. Landsberg               | 7. Smithfield               |
| 2. Stanley Securities      | 8. Amazon                   |
| 3. CVS / Adidas            | 9. Quest Nutrition / ISN    |
| 4. Walmart                 | 10. Atkins                  |
| 5. Emerson / Formica / SAS | 11. Carvana                 |
| 6. Yusen Logistics         | 12. University Loft / Wesco |

### DRIVE TIMES

- |                               |   |
|-------------------------------|---|
| Interstate 70                 | Interstate 465                          |
| 2 mi.  3 min.                 | 8 mi.  9 min.                           |
| Indianapolis Regional Airport | CN - Indianapolis (Senate Ave Terminal) |
| 1 mi.  1 min.                 | 18 mi.  23 min.                         |



# MT. COMFORT CROSSROADS PARK | MASTER PLAN

6181 W AIRPORT BLVD | GREENFIELD, IN 46140

# PROPERTY PHOTOS



# CONTACT

## DEVELOPMENT



### DON SCHOENHEIDER

847 737 0264 (o) 9550 W. Higgins Rd | Ste 425  
847 770 3319 (c) Rosemont, IL 60018  
don.schoenheider@hillwood.com hillwood.com

## LEASING



### BRIAN SEITZ, SIOR

317 810 7184 (o) 8900 Keystone Crossing | Ste 1150  
317 258 3507 (c) Indianapolis, IN 46240  
brian.seitz@am.jll.com jll.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.