

MT. COMFORT CROSSROADS PARK

MASTER PLAN

6181 W Airport Blvd | Greenfield, IN 46140

291,600 SF Available For Lease

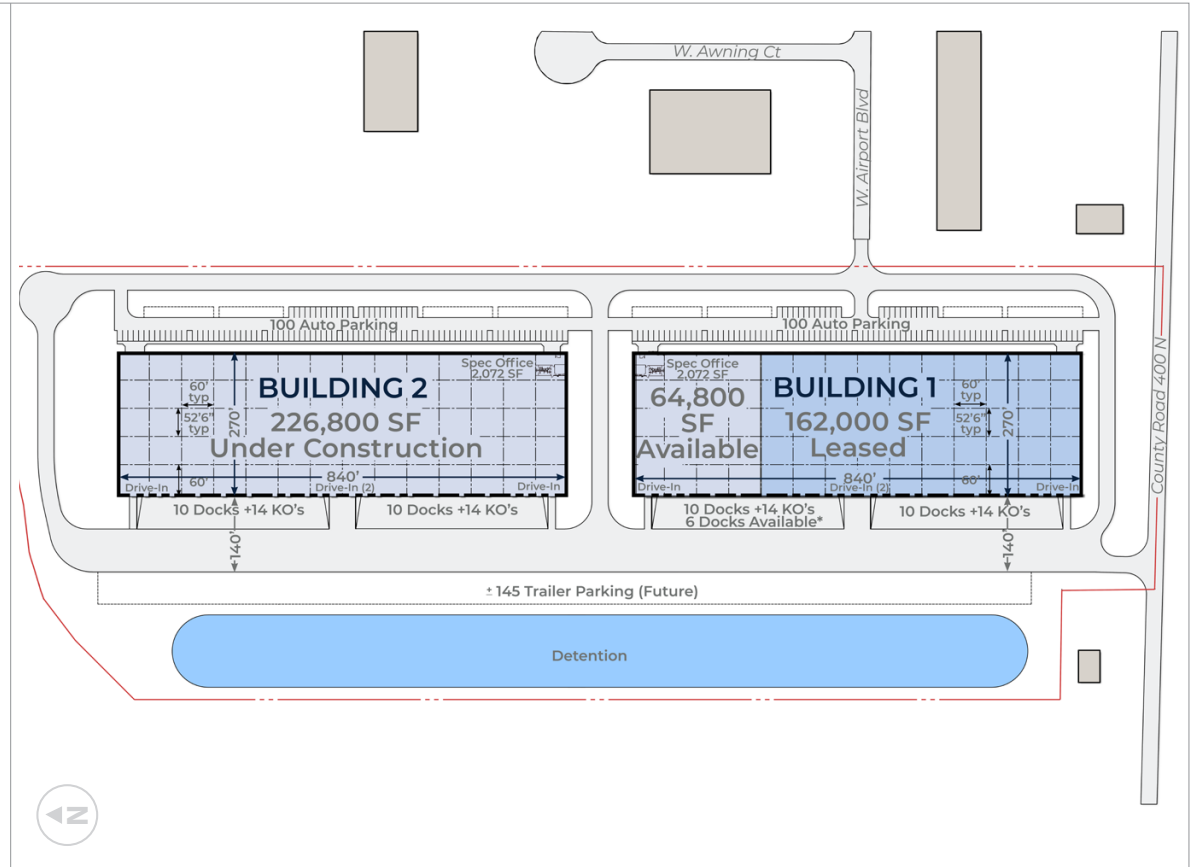
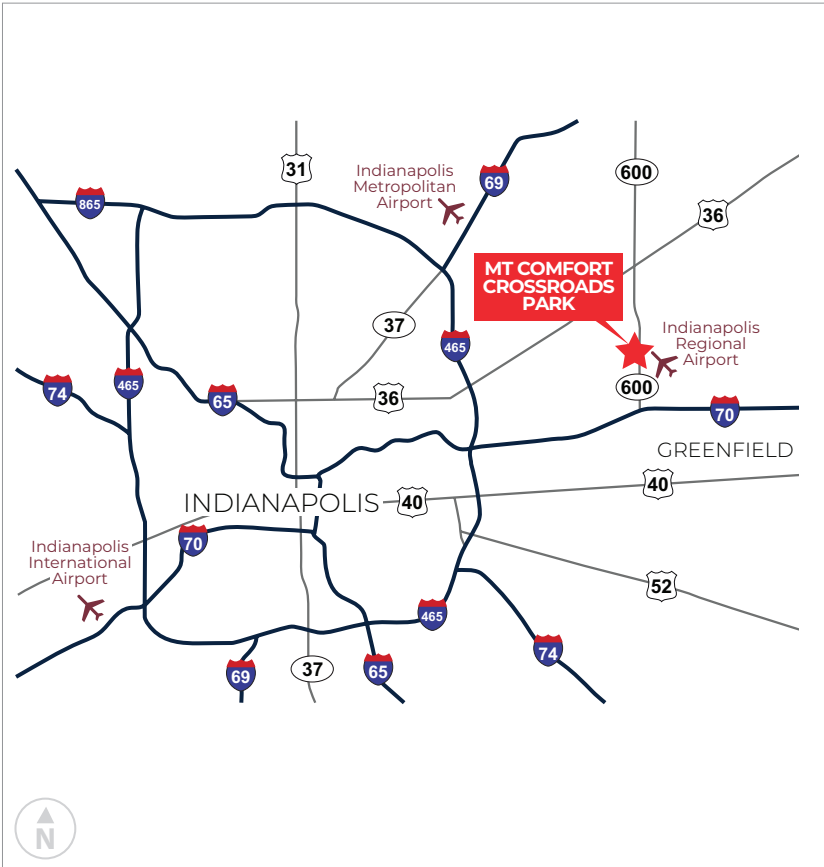
Mt. Comfort Crossroads Park is located on the east side of Indianapolis with access to I-70 and I-465. This well-connected location provides major transportation cost savings for logistics tenants.




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)

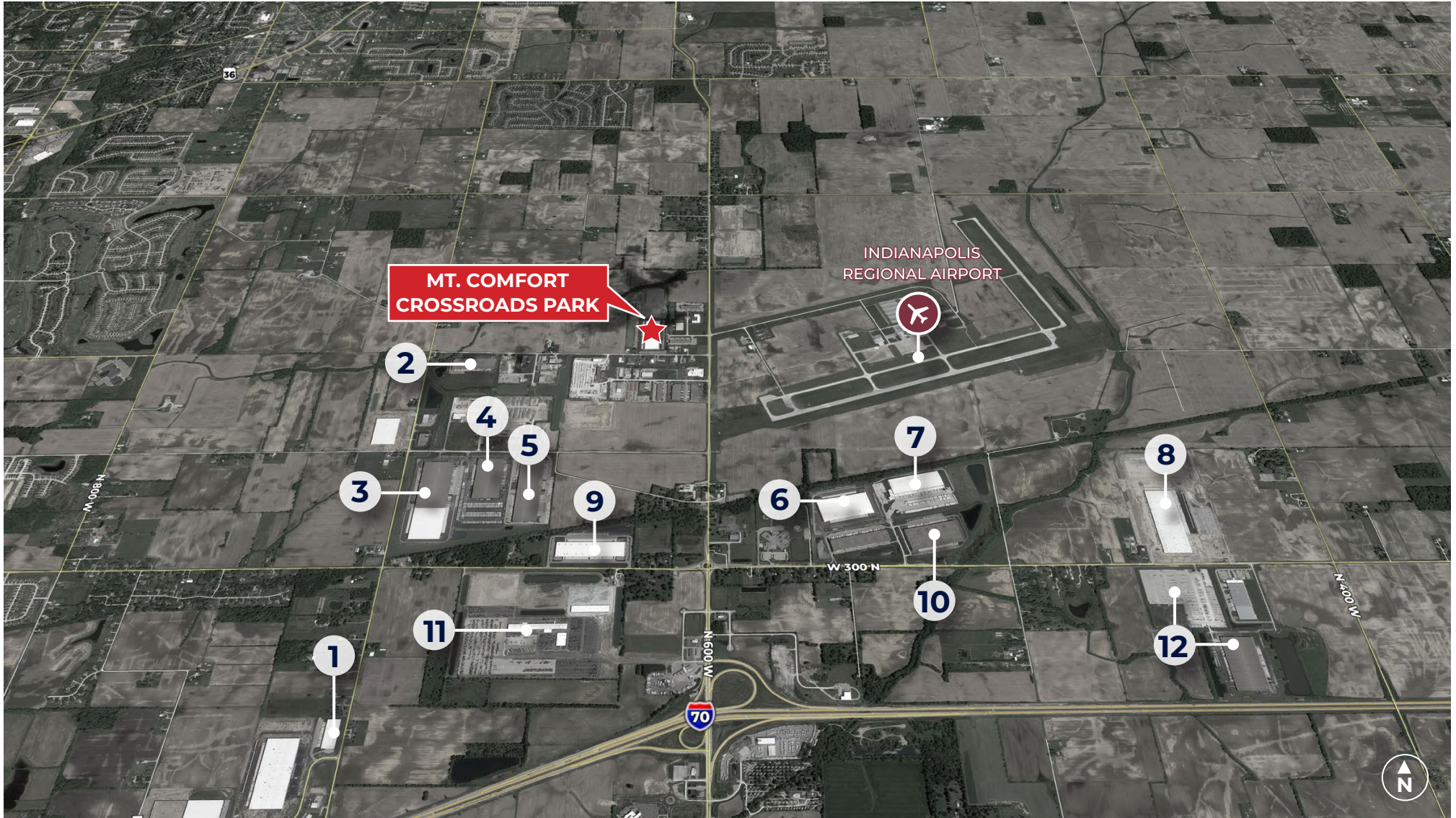
 ESFR fire sprinkler system

Development
 HILLWOOD
A PEROT COMPANY

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Leasing
 JLL

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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



2 mi.



3 min.

Indianapolis Regional Airport



1 mi.



1 min.

Interstate 465



8 mi.



9 min.

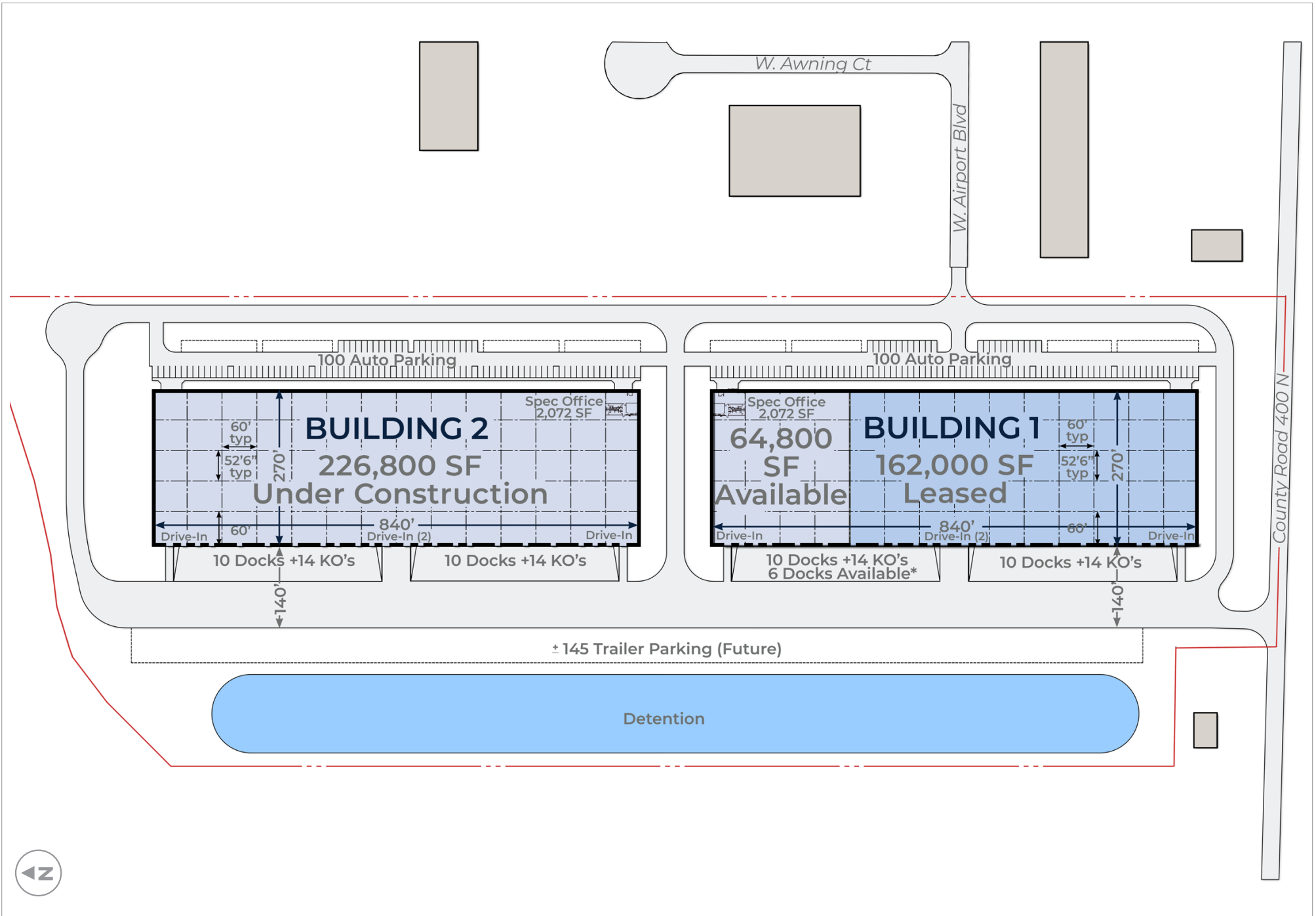
CN - Indianapolis (Senate Ave Terminal)



18 mi.



23 min.



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PROPERTY PHOTOS



CONTACT

DEVELOPMENT



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LEASING



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