

# MT. COMFORT CROSSROADS PARK

## MASTER PLAN

6181 W Airport Blvd | Greenfield, IN 46140

292,248 SF Available | Class A Logistics Park

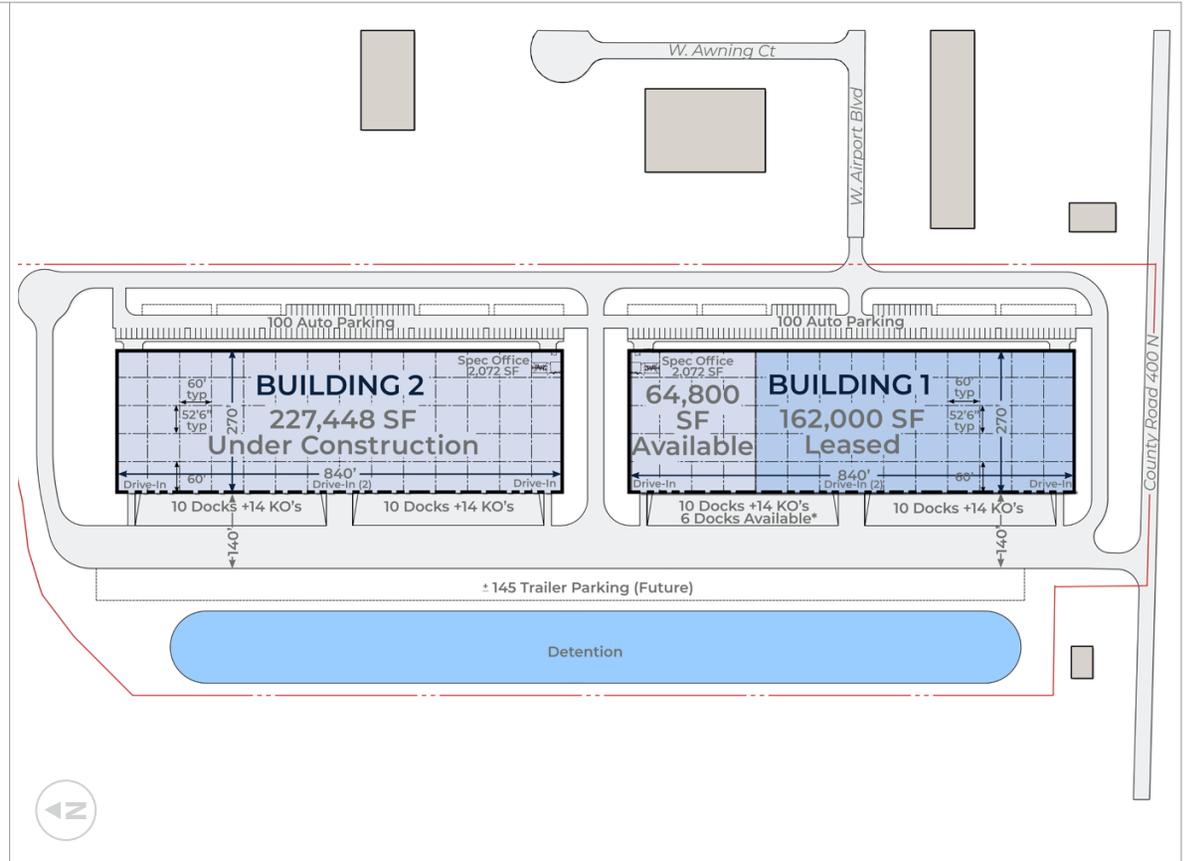
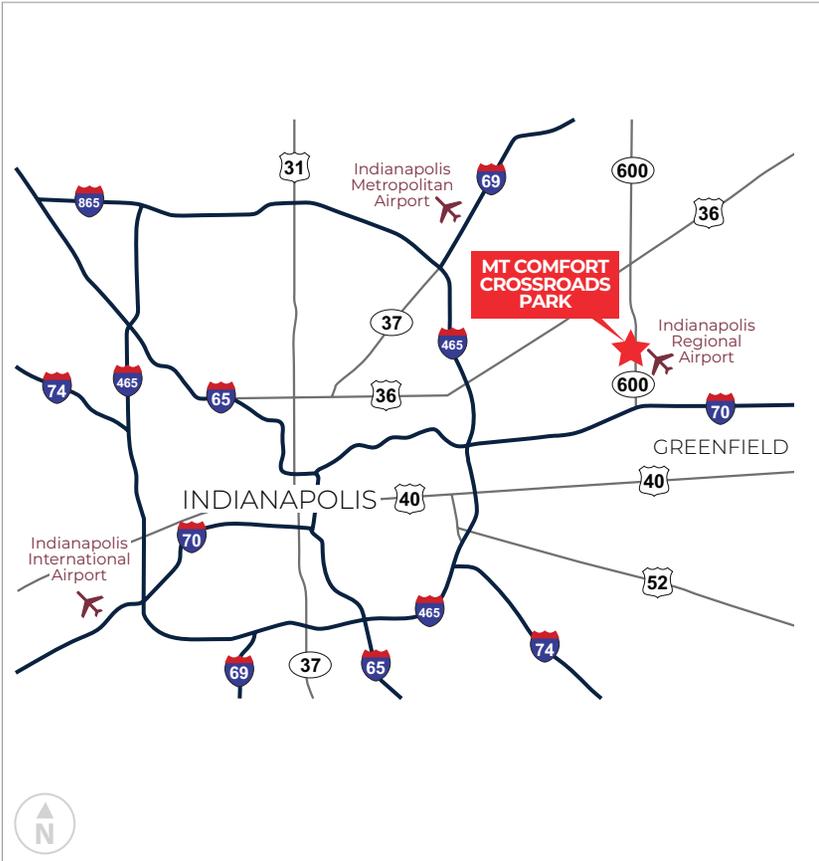
Mt. Comfort Crossroads Park is located on the east side of Indianapolis with access to I-70 and I-465. This well-connected location provides major transportation cost savings for logistics tenants.



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# PROPERTY OVERVIEW

6181 W AIRPORT BLVD | GREENFIELD, IN 46140



 292,248 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





### 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.

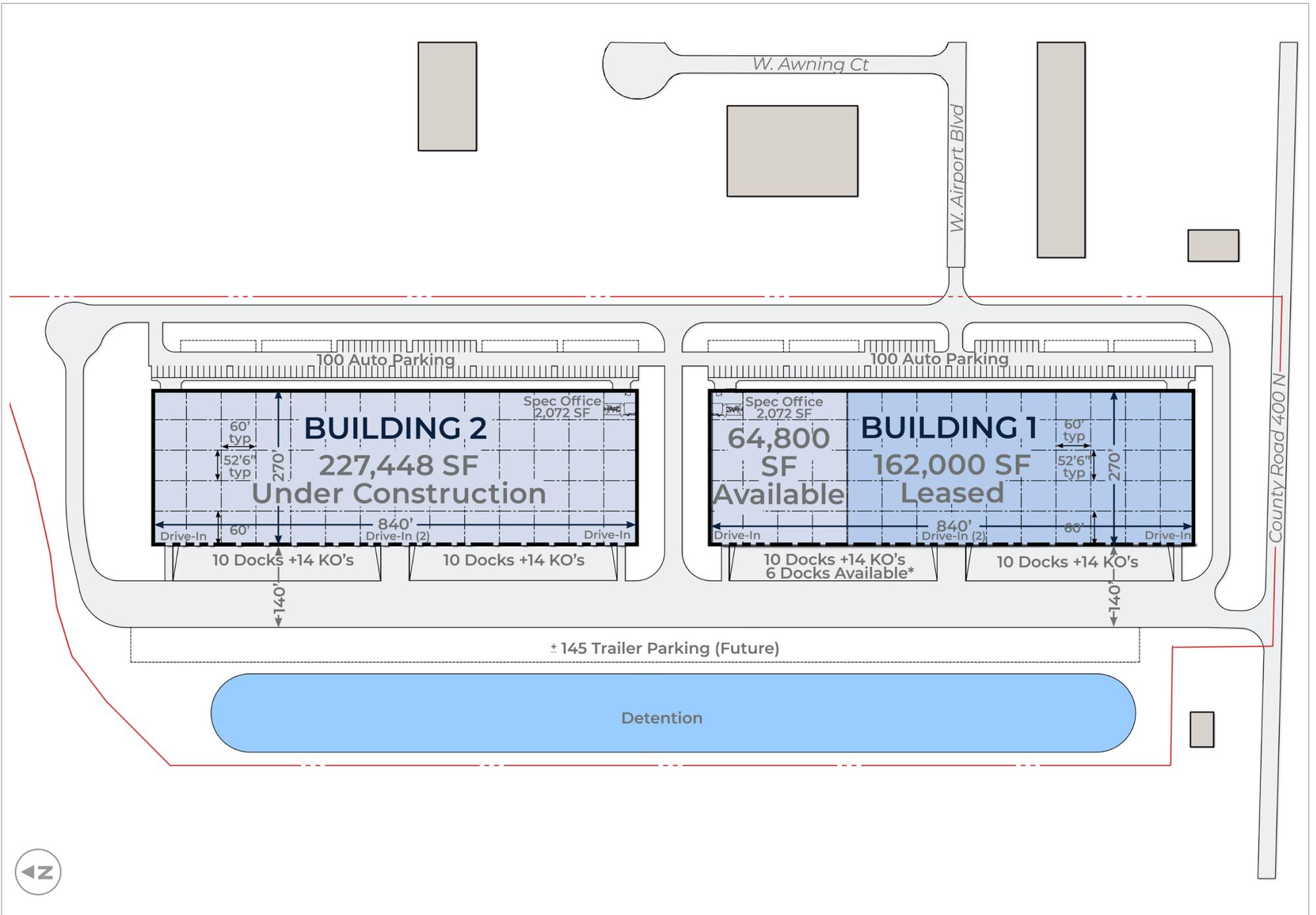
CN - Indianapolis (Senate Ave Terminal)



18 mi.



23 min.



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# PROPERTY PHOTOS



# CONTACT

## DEVELOPMENT



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## LEASING



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