

# MT. COMFORT CROSSROADS PARK

## MASTER PLAN

6181 W Airport Blvd | Greenfield, IN 46140

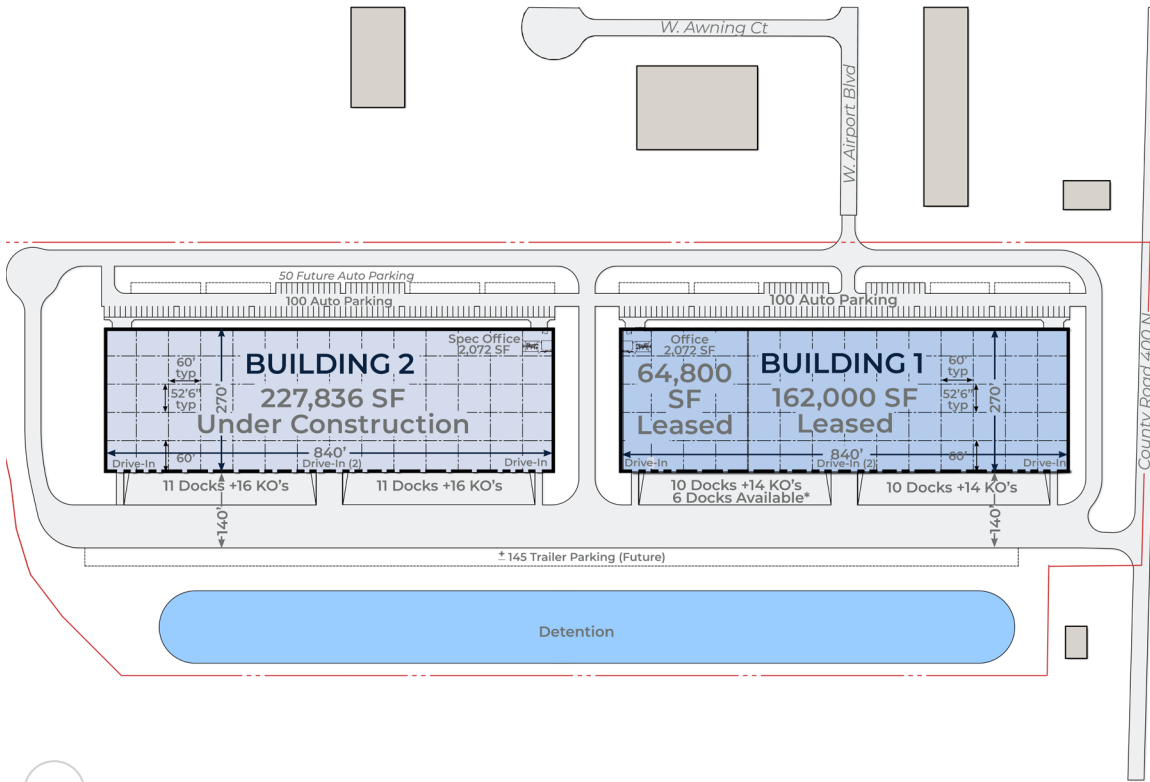
227,836 SF Available For Lease

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.

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# PROPERTY OVERVIEW



227,836 SF available



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: 22 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)

## Development



## DON SCHOENHEIDER

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## Leasing



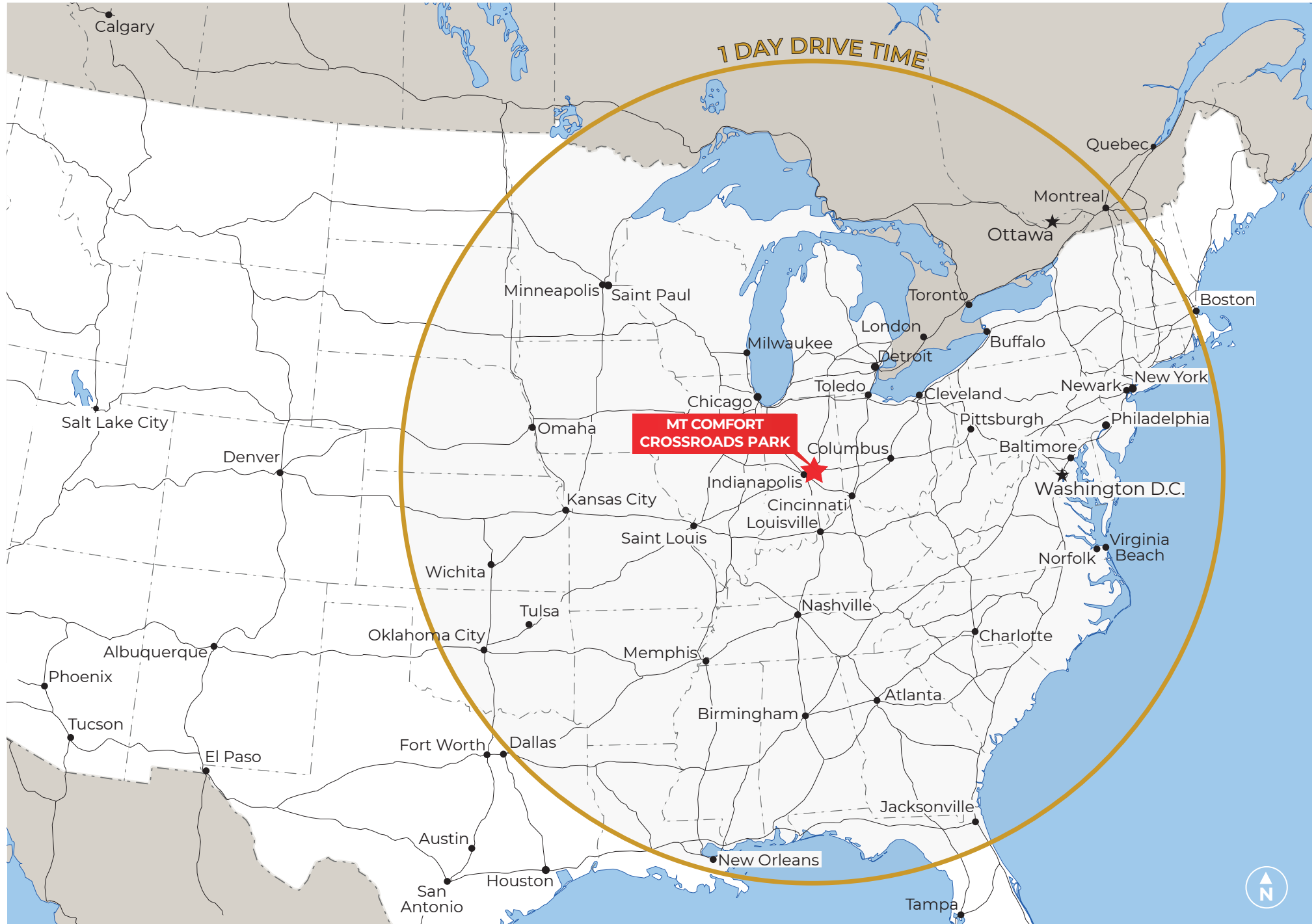
## BRIAN SEITZ, SIOR

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## 6181 W AIRPORT BLVD | GREENFIELD, IN 46140

## 1-DAY DRIVE TIME

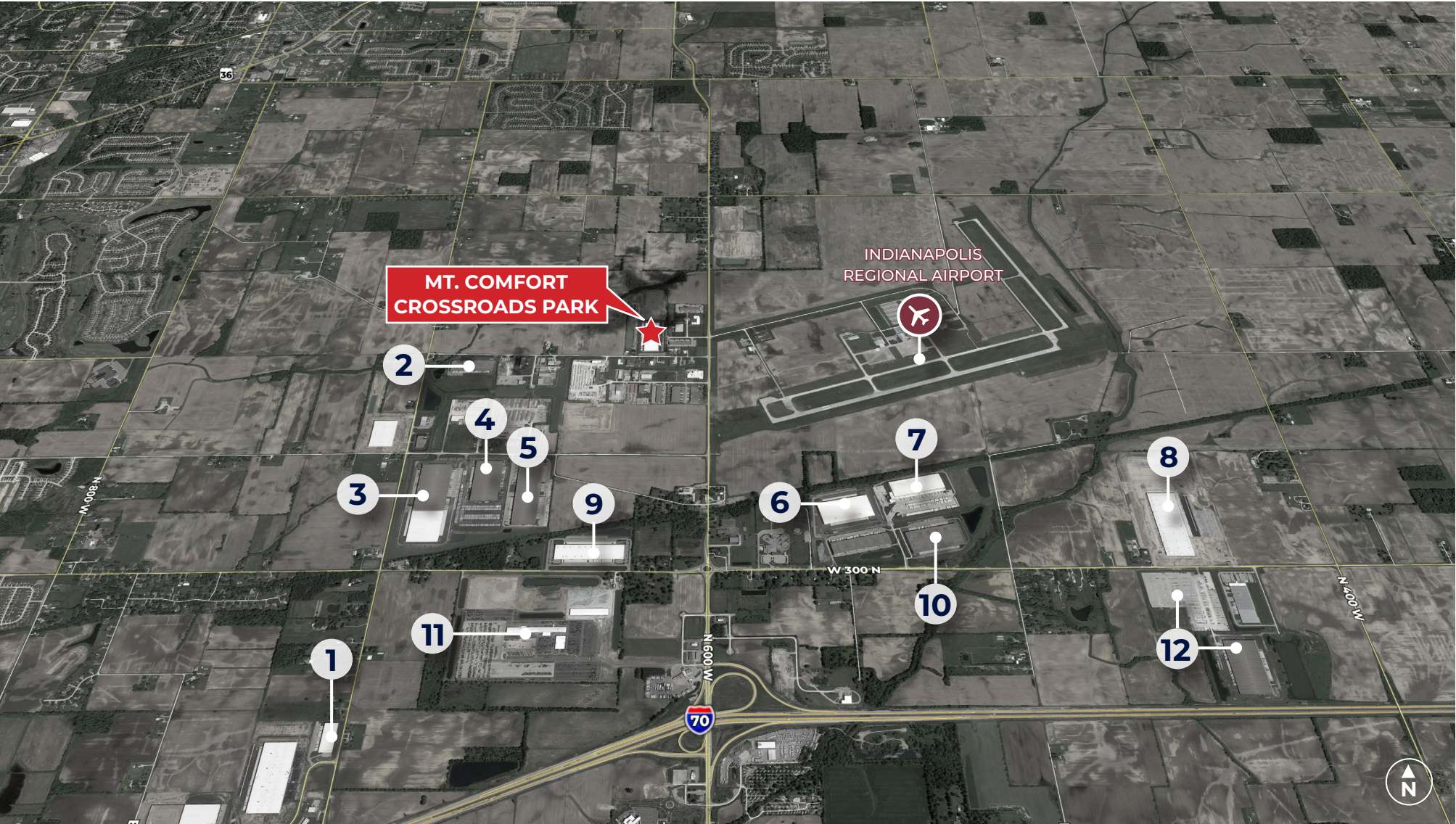




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# AREA INFORMATION

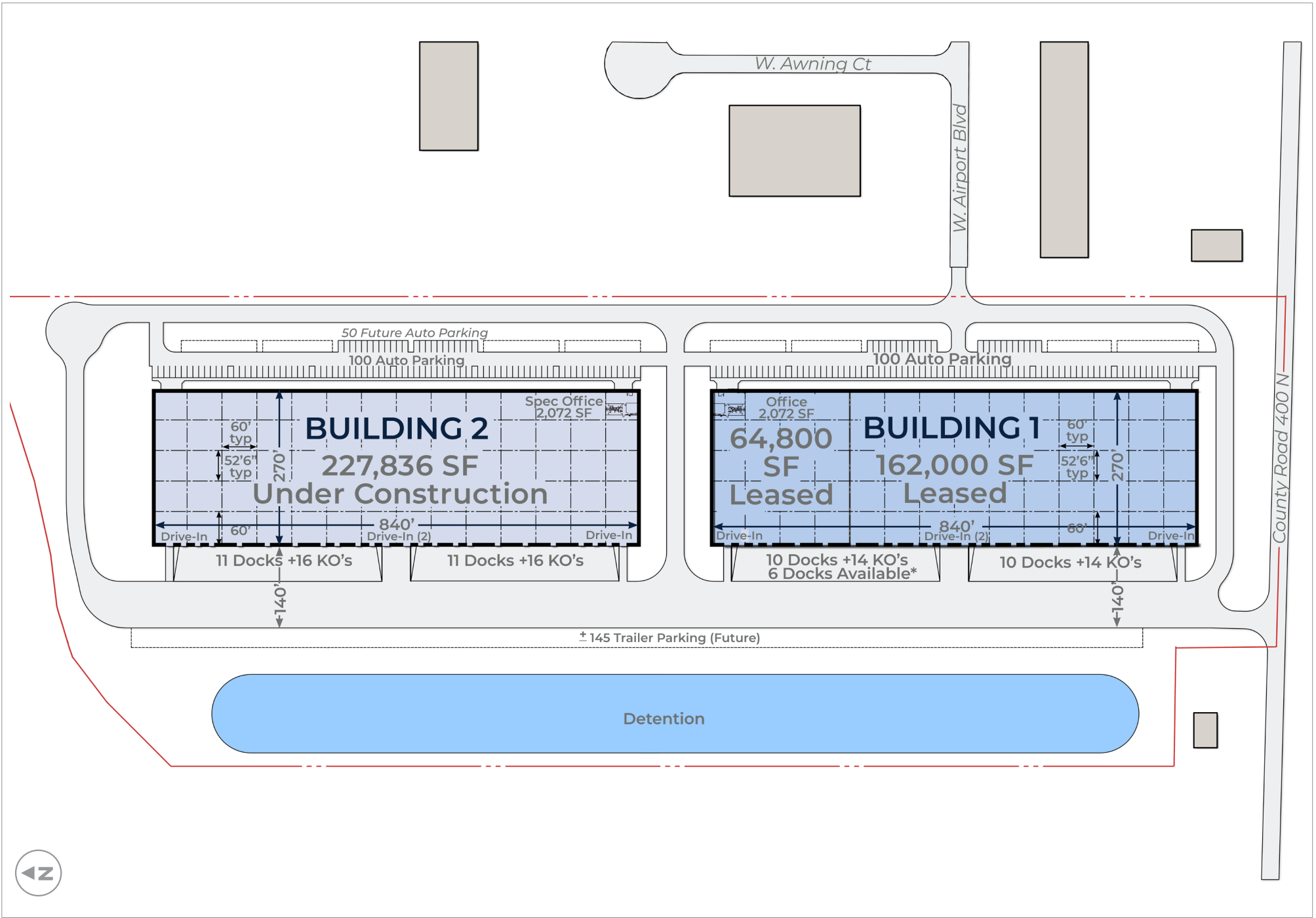


## CORPORATE NEIGHBORS

- |                            |                             |
|----------------------------|-----------------------------|
| 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.                         |





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# PROPERTY PHOTOS





# CONTACT

## DEVELOPMENT



### DON SCHOENHEIDER

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## LEASING



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