

**AVAILABLE**  
For Lease, For Sale, or BTS



M

## Madison Commerce Park

200-Acre Master Planned Business Park

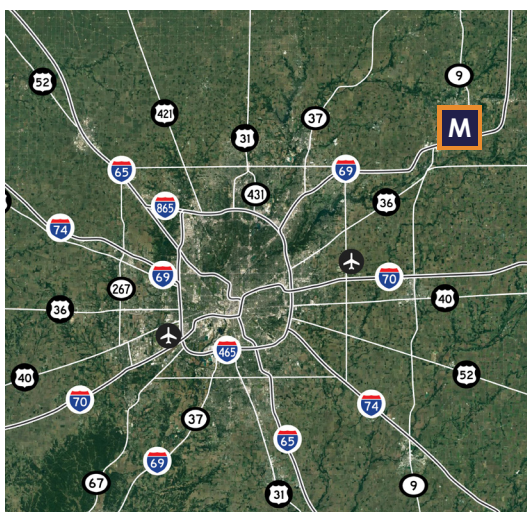
ANDERSON, IN

- Master planned business park with new construction options available from 32,000 – 170,000 SF
- Heavy auto and trailer parking options available
- Immediate access to I-69 with interstate frontage
- Adjacent to Anderson's significant amenity base
- Access to strong labor pool
- Real property tax abatement available
- Parcels available for sale divisible to ±10 acres

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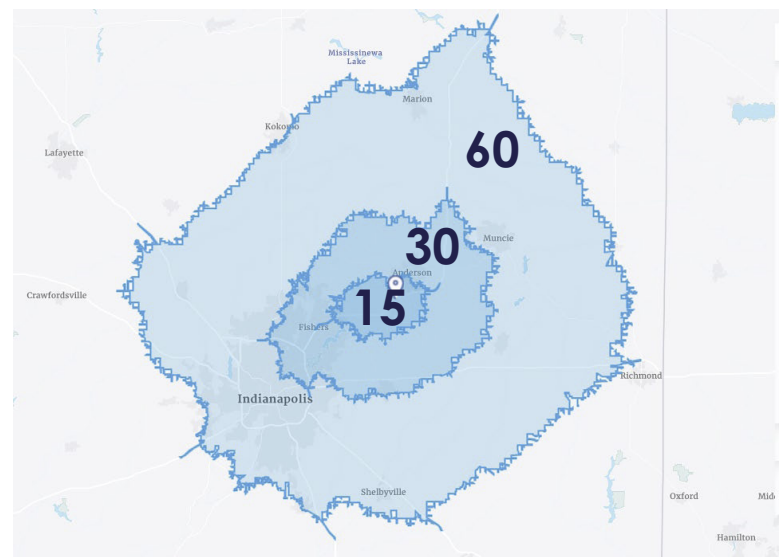
Immediate Interstate Access

Drive Times

Immediate Access	30 min	27 min	45 min
Anderson 10 min	Indy Int'l 60 min	Ft Wayne Int'l 90 min	Chi/O'Hare 4 hr

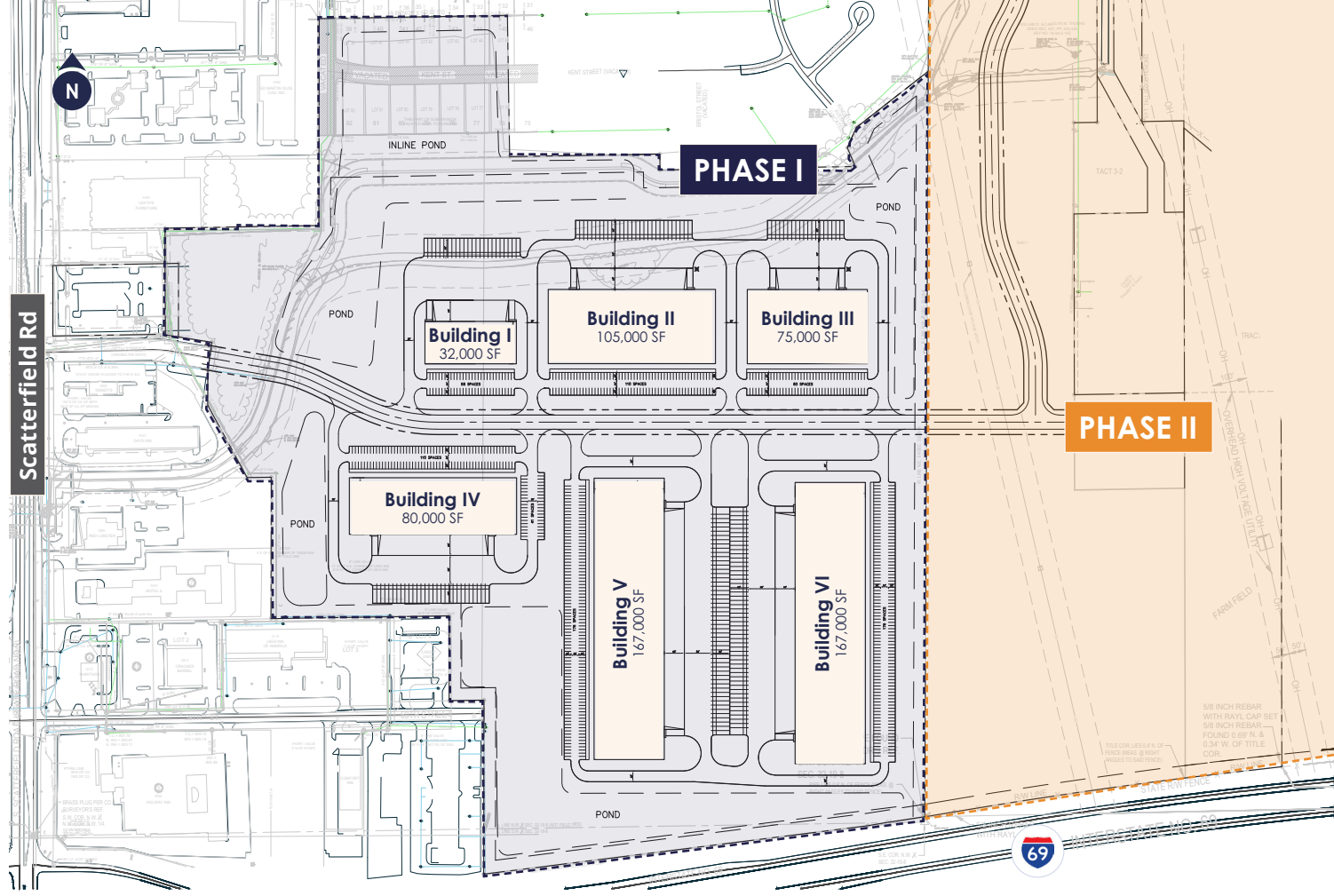
Nearby Area Amenities


Labor Data Heat Map - Net Commuters



Anderson + Madison County Higher Education

ANDERSON UNIVERSITY	Polytechnic Institute Anderson	IVY TECH COMMUNITY COLLEGE



**M** Up to 2,000,000 SF  
Total Campus

Building I	
Building SF	32,000 SF
Planned Clear Height	20' - 24'
Configuration	Rear-load
Loading Docks/Drive-ins	TBD
Auto Parking	58 spaces
Trailer Parking	24 dedicated spaces

Building II	
Building SF	105,000 SF
Planned Clear Height	28'
Configuration	Rear-load
Loading Docks/Drive-ins	TBD
Auto Parking	110 spaces
Trailer Parking	29 dedicated spaces

Building III	
Building SF	75,000 SF
Planned Clear Height	28'
Configuration	Rear-load
Loading Docks/Drive-ins	TBD
Auto Parking	80 spaces
Trailer Parking	19 dedicated spaces

Building IV	
Building SF	80,000 SF
Planned Clear Height	28'
Configuration	Rear-load
Loading Docks/Drive-ins	TBD
Auto Parking	151 spaces
Trailer Parking	29 spaces

Building V	
Building SF	167,000 SF
Planned Clear Height	28' - 32'
Configuration	Rear-load
Loading Docks/Drive-ins	TBD
Auto Parking	176 spaces
Trailer Parking	53 spaces

Building VI	
Building SF	167,000 SF
Planned Clear Height	28' - 32'
Configuration	Rear-load
Loading Docks/Drive-ins	TBD
Auto Parking	176 spaces
Trailer Parking	53 spaces

# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

IND

- 2<sup>nd</sup> largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S
- 11<sup>th</sup> year named "Best Airport in North America"



## INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCIA** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



## INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5<sup>th</sup> busiest state for commercial freight traffic



## INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— Site Selection Magazine

1<sup>st</sup>

in U.S. for manufacturing output

1<sup>st</sup>

best state to start a business

2<sup>nd</sup>

# Manufacturing Jobs (% of workforce)

3<sup>rd</sup>

leading state in biotechnology exports

\*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



## INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon