

CROSSROADS

@ I-70

1,005,776 SF with I-70 Connectivity

7238 W 350 N, Greenfield, IN



Jones Lang LaSalle Brokerage, Inc.

YOUR NEXT DISTRIBUTION HUB STARTS HERE

Crossroads at I-70 offers 1,005,776 square feet of premier industrial space in Greenfield, Indiana, strategically positioned just three miles from I-70 and ten miles from I-465. With direct access to Indianapolis's unmatched interstate network and proximity to the largest global FedEx air hub, this facility positions tenants at the crossroads of American commerce, where connectivity, efficiency, and cost-effective operations converge.



1,005,776 square feet of modern warehouse and distribution space designed to accommodate high-volume logistics operations



Abundant on-site parking



3,000 square feet of dedicated office space



Dual access points along W 350 N provide enhanced traffic flow management



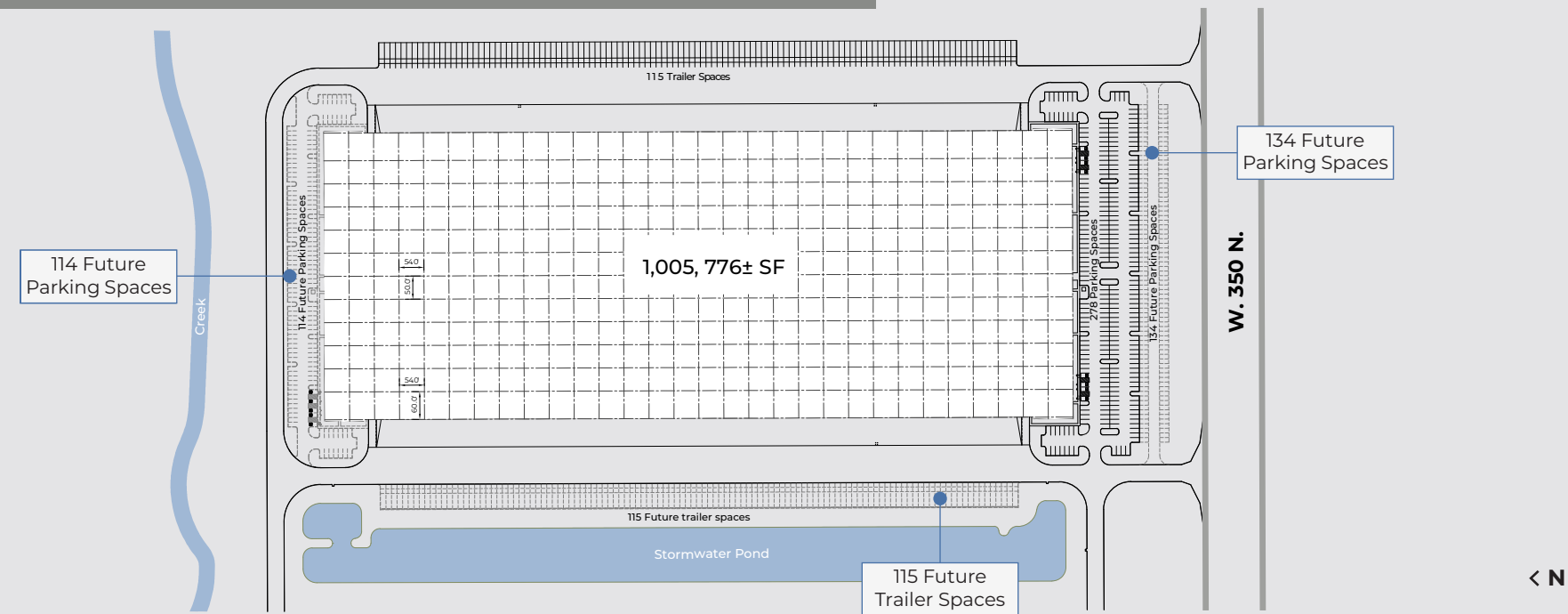
The west side of the building offers flexible trailer parking capacity that can be expanded to accommodate future operational growth



The location offers direct, convenient access to Interstate 70, positioning the facility along one of the nation's primary east-west freight corridors and enabling efficient distribution reach to major markets throughout the Midwest and beyond



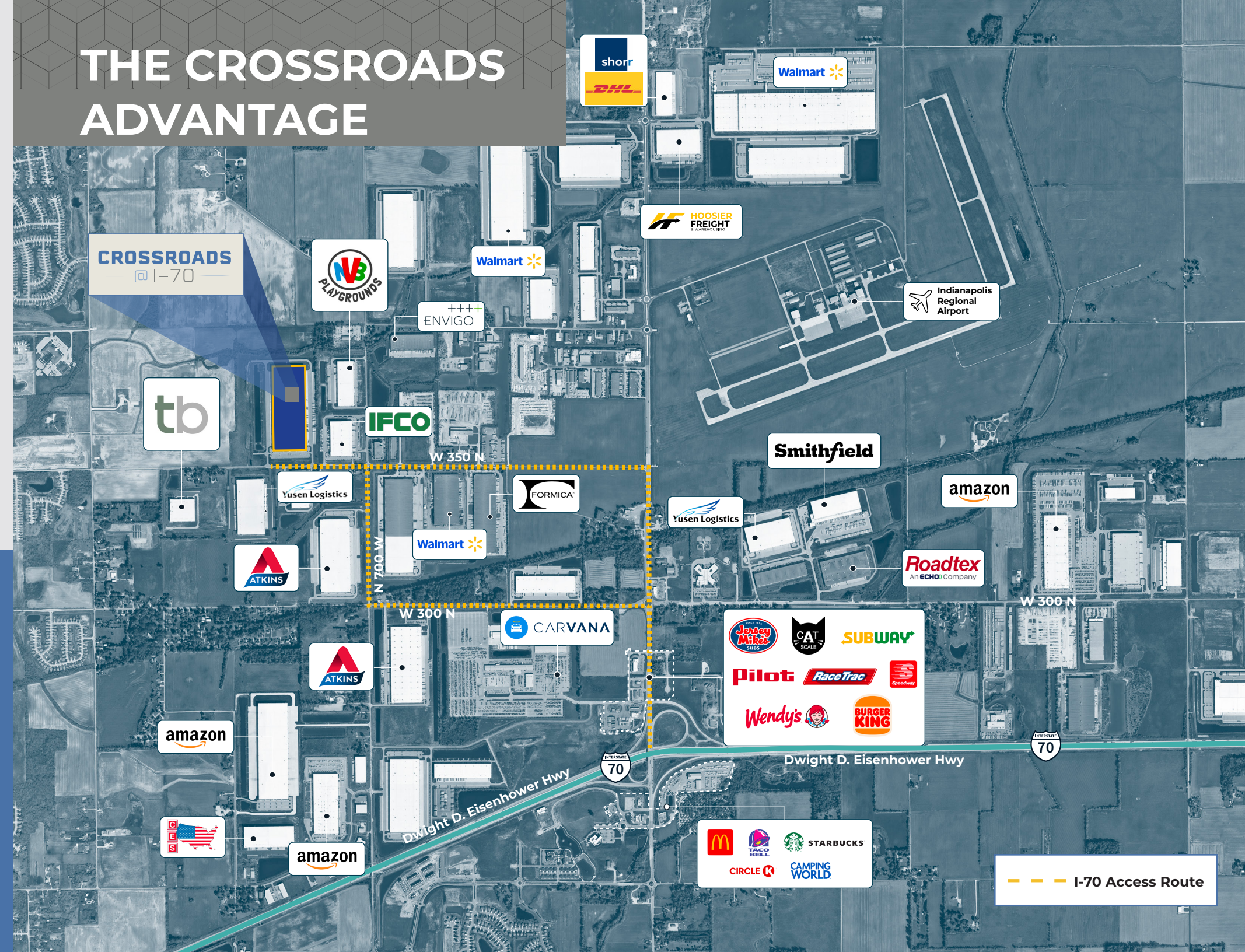
SITE PLAN



Size	1,005,776 SF
Office	3,000 SF
Column Spacing	54'd x 50'w, 54' x 60' at speed bay
Clear Height	40'
Dock Doors	(54) 9' x 10' with 40,000lb mechanical levelers per side, expandable to 108
Drive-in Doors	(4) 12' x 14'
Fire	ESFR sprinkler system

Lighting	30 FC/LED
Depth	620'
Auto Parking	278, expandable on the north and south of building
Trailer Parking	115, expandable on the west of building
Slab	8" concrete comprised of 4,000 PSI compressive strength
Power	(2) 2,000 amp, 480v, 3-phase
Zoning	IBP

THE CROSSROADS ADVANTAGE



INDIANA: BUILT FOR DISTRIBUTION

50%

Within one day's drive to more than 50% of the populations of U.S. and Canada



Home to more pass-through highways than any other state

2ND

Indianapolis FedEx hub is the 2nd largest nationally

#5

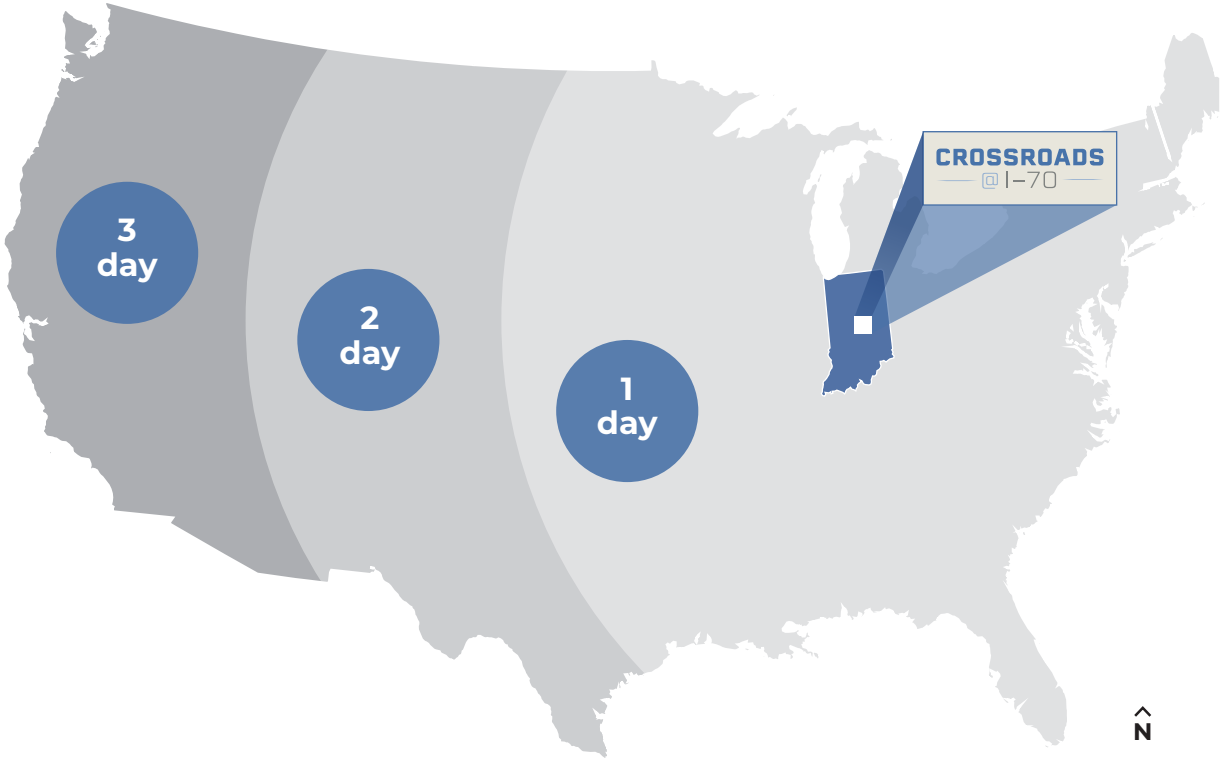
Indiana is ranked #5 in the U.S. for cost of doing business (CNBC Top States for Business)

#1

Indiana is ranked #1 in the U.S. for infrastructure (CNBC Top States for Business)

1.5B

1.5 billion tons of freight travel through Indiana yearly, making it the 5th busiest state for commercial freight traffic (INDOT)



DEMOGRAPHICS Within 30 Minutes

1,065,061

Population

20.4%

Blue collar workers

95.9%

Population 16+ employed

24.2%

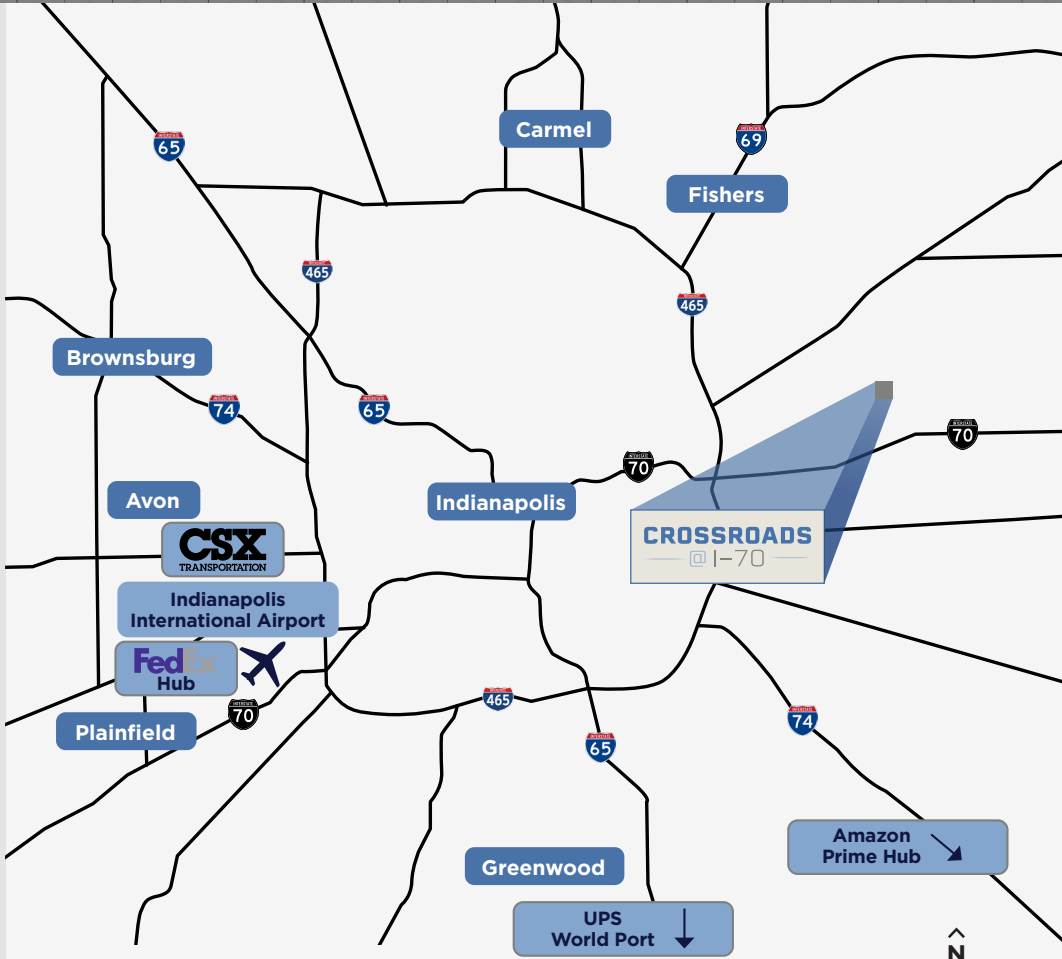
High school diploma/GED

38.3

Median age

\$79,671

Median household income



DRIVE TIMES

40 minutes

Indianapolis International Airport/
FedEx Hub

15 minutes

I-465

25 minutes

Indianapolis CBD

50 minutes

CSX Intermodal Terminal

2 hours

Cincinnati CVG Airport/Amazon Prime Hub

2 hours

Louisville/UPS Worldport

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— @ 1-70 —

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