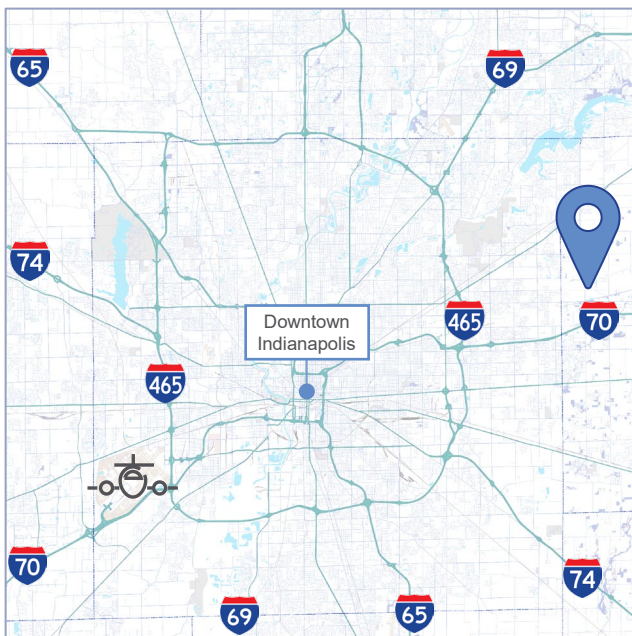


AURORA COMMERCE CENTER



5670 Aurora Way | McCordsville, IN

Available for Sale or Lease

- ±1,008,072 SF State-of-the-art industrial building
- Available for immediate occupancy
- Above standard 10-year tax abatement approved
- Direct access to I-70, offering excellent connectivity to Indy's interstate systems
- Located in East Central Indiana, providing access to 75% of the U.S. population within a 1-day drive

Owned by:

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MERUS



SITE PLAN + BUILDING SPECIFICATIONS



Immediate Access to
Mt Comfort Rd

Total Building Area:	±1,008,072 SF	Sprinkler System:	ESFR sprinkler system (storage of Class I through IV commodities)
Office Area:	±3,982 SF	Electrical:	One, 3,000-amp, 480-volt, 3-phase service (additional conduit for expansion)
Site Area:	±62 acres	Floor:	8" concrete slab
Zoning:	City of McCordsville Industrial – 2	Dock Doors:	104 (9'x10') insulated doors w/ 40,000 lbs mechanical levelers, bumpers, seals, z-guards and swing lights (104 knockouts available)
Construction:	Precast concrete panels	Dock Configuration:	Cross-dock
Roof:	45 mil TPO (15-yr manufacturer's warranty)	Drive-in Doors:	4 (12'x14') high motor-operated doors
Column Spacing:	54' x 56'	Auto Parking:	363 spaces (expandable to 607 spaces)
Speed Bay Depth:	60'	Trailer Parking:	104 spaces (expandable to 218 spaces)
Clear Height:	40'	Truck Court:	195' from edge of building to back of curb
Lighting:	25 FC at 36" AFF, with 10' whips. 4' LED 36K Lumen w/ motion sensors	Utility Providers:	Electric: NineStar Gas: CenterPoint Water: Citizens Energy Sewer: Aqua Indiana Communications: NineStar

PROPERTY PHOTOS



Property Specifications

- ±1,008,072 SF State-of-the-art industrial building (divisible to ±503,931SF)
- ±3,982 SF spec office
- 40' Clear height
- 54' x 56' Column space (60' speed bays)
- 104 Dock doors (expandable to 208)
- 4 (12'x14') Drive-in doors
- 104 Trailer parking positions (expandable to 218)
- Above standard 10-year tax abatement approved



PROPERTY LOCATION + CORPORATE NEIGHBORS



Local Access

	2.0 miles		14.2 miles
	7.5 miles		16.0 miles
	10.7 miles		26.5 miles
	15.2 miles		28.5 miles

Corporate Neighbors



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Why Indy

Colliers



INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S.
- 11th 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

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

2022 – *Site Selection Magazine*

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

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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
- 5th 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
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th 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



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
SE
SW

Burns Harbor
Jeffersonville
Mt Vernon

1st

in U.S. for
manufacturing
output

1st

best state
to start a
business

2nd

Manufacturing
Jobs (% of
workforce)

3rd

leading state in
biotechnology
exports