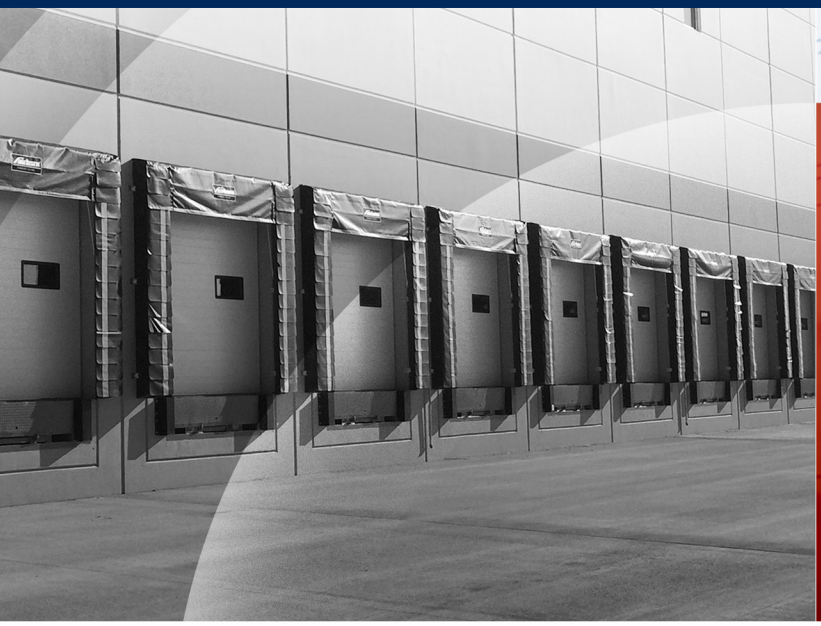
300± ACRES OF OPPORTUNITY

New speculative construction and industrial/distribution build-to-suit options of 700,000± to 1.2± million square feet

Shelbyville, Indiana 46259

CUSHMAN & WAKEFIELD



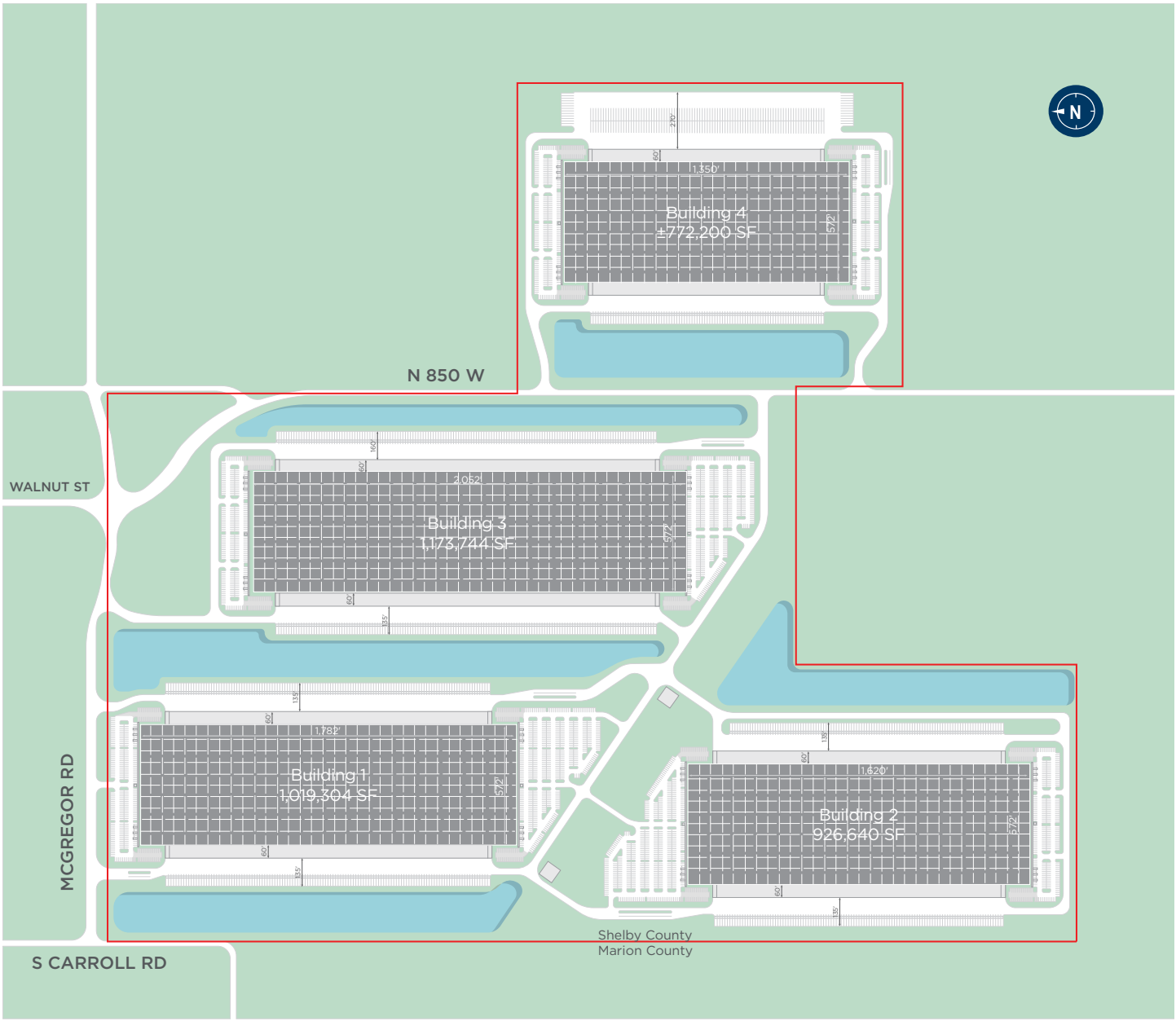
SUNBEAM DEVELOPMENT CORPORATION

I-74 EAST COMMERCE PARK

AERIAL

I-74 East Commerce Park offers build-to-suit sites and new speculative construction in the nation's premier central location for logistics, air cargo, manufacturing and more. I-74 East Commerce Park is strategically located at the Crossroads of America on Interstate 74 and ***just seven miles*** to Interstate 465 with close proximity to the Indianapolis International Airport and the second largest FedEx Hub in the United States. Contact us to learn more about the opportunities available at I-74 East Commerce Park.

CONCEPTUAL SITE PLAN



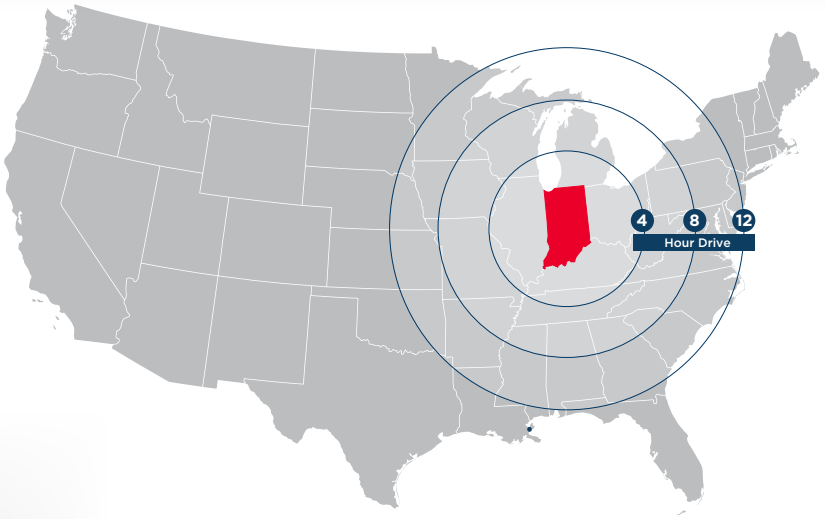
I-74 East Commerce Park offers build-to-suit and new speculative construction. Sunbeam Development plans to construct a speculative facility of approximately 1,000,000± square foot modern distribution center. I-74 East Commerce Park also offers the opportunity for build-to-suit projects with over 300± acres of development land.

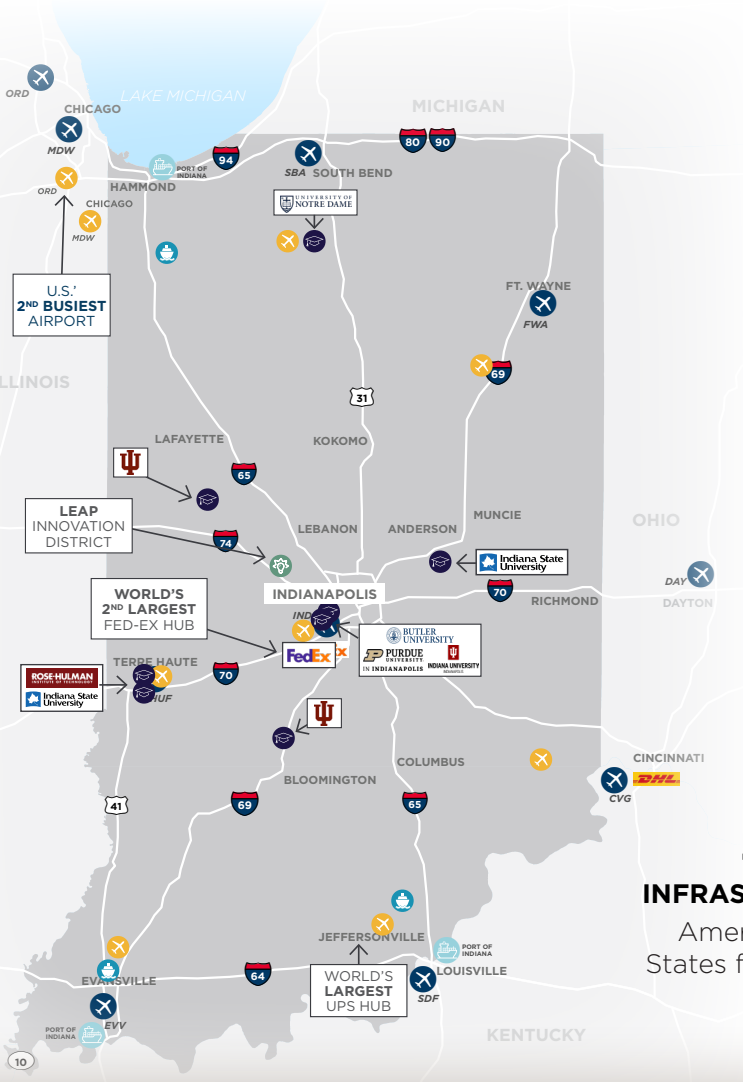
SUNBEAM DEVELOPMENT CORPORATION

I-74 EAST COMMERCE PARK

THE INDIANA ADVANTAGE

Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA,** more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.





STRONG FUNDAMENTALS

- AAA bond rating
- Right to Work State
- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax

#1 In pass through highways

Located at the **MEDIAN CENTER** of the **U.S. POPULATION**

#1 In Midwest

BUSINESS TAX CLIMATE

#9 In the U.S.

#1 In Midwest

BEST STATE FOR BUSINESS

#5 In the U.S.

#3 **INFRASTRUCTURE** America's Top States for Business

1 in 5 **HOOSIERS** Work in Advanced Manufacturing

#2 **iN U.S. FOR** Worldwide life-sciences exports

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