

WHERE **INNOVATION**  
MEETS **INFRASTRUCTURE**

# 989

## OPPORTUNITY PARKWAY

GREENFIELD, IN 46140







# A CATALYST FOR GROWTH

989 Opportunity Parkway offers the unique chance to sublease a state-of-the-art manufacturing and production space in Greenfield, IN. Tailored to the needs of the evolving industrial landscape, this premier facility is also strategically located near major interstates to provide unparalleled access and convenience and the ideal environment for businesses in the industrial sector.

## OPPORTUNITY HIGHLIGHTS:

**274,396 SF**

on ±40 acres

**IDEAL FOR MANUFACTURING,**  
R&D, production, light assembly, and warehouse use

**EXCELLENT INTERSTATE VISIBILITY**  
and immediate access at I-70 and State Road 9

**OUTSTANDING ACCESS TO**  
several major midwest and east coast markets

**STRONG AND DIVERSE LABOR POOL**  
available in all directions

**PRO-BUSINESS ECONOMIC  
DEVELOPMENT PROGRAMS**

with partners including City of Greenfield, Hancock County and the State of Indiana Economic Development Corporation

# BUILDING FEATURES



## TOTAL BUILDING:

274,396 SF  
(EXPANDABLE by 135,000 SF)



## ACRES:

40



## CLEAR HEIGHT:

32'



## TRUCK PARKING:

4 SPOTS  
(EXPANDABLE ON THE ADJACENT LAND)



## CAR PARKING:

343 SPOTS  
(EXPANDABLE TO 650)



## OFFICE:

31,275 SF



## DOCK DOORS:

7



## FULLY FENCED



## LED LIGHTING



## ESFR & DRY SYSTEM

## DRIVE-IN DOORS:

1 with multiple remote control  
craneways for unloading inside  
the building

## SERVER ROOM:

Inert gas system and diesel  
backup in raised floor Server Room;  
emergency lighting

## CARGO:

Truck Scale for weighing inbound  
and outbound cargo

## DOORS:

16' on grade access door for large  
equipment

## ROOF:

60 Mil Epdm White Rubber Roofing  
System 120,000 CFM rooftop units  
hidden behind tall parapet

## POWER:

95% inductive power factor  
correction capacitors

## FLOOR:

6-inch thick reinforced concrete

## KEY ACCESS:

Master Key system

## SECURITY:

Securitas Fire Alarm and Burglar  
system with 32+ security cameras

## ELECTRICAL:

480 V / 60 Hz / 3-phase, floor-mounted  
electrical distribution panels; 16MW of  
power with availability to scale to 90MW  
over 2 years; Square D busbards

## YEAR BUILT:

2018-2019

## CRANE:

(2) 7.5 ton cranes

## BREAKERS:

10,000 Kw dry transformers  
with automatic dual feed; room  
for 2 more transformers, low  
voltage draw out breakers

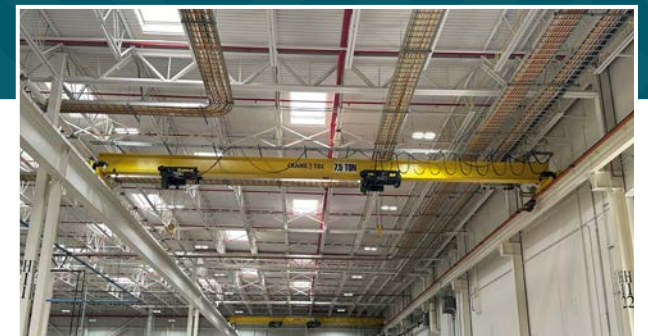
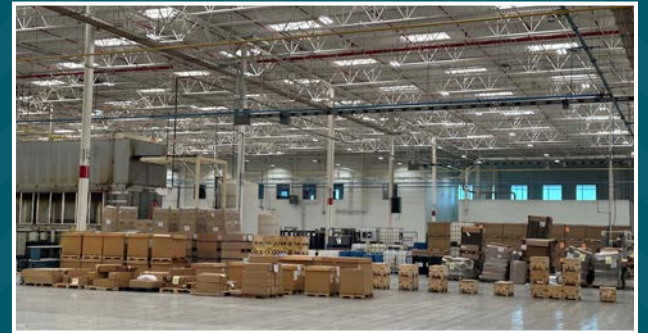
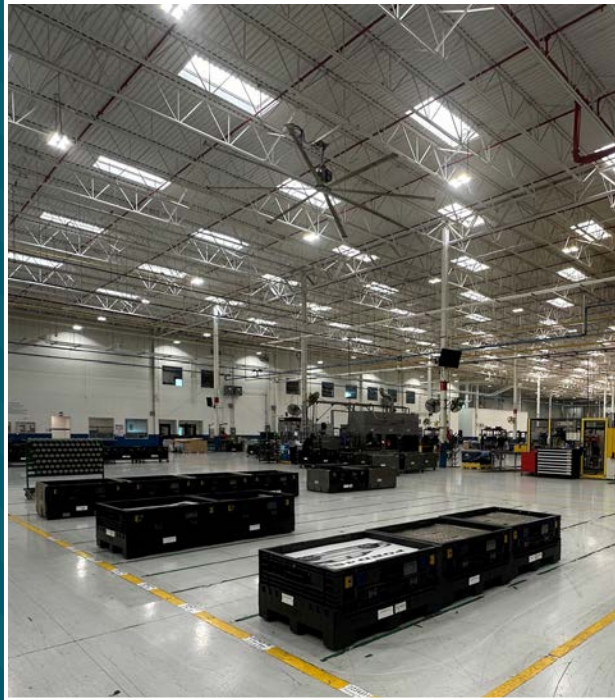
## OTHERS:

Multi-Class HID Badge system, chilled water; 200,000-gallon water tank;  
3 compressors

# SITE PLAN

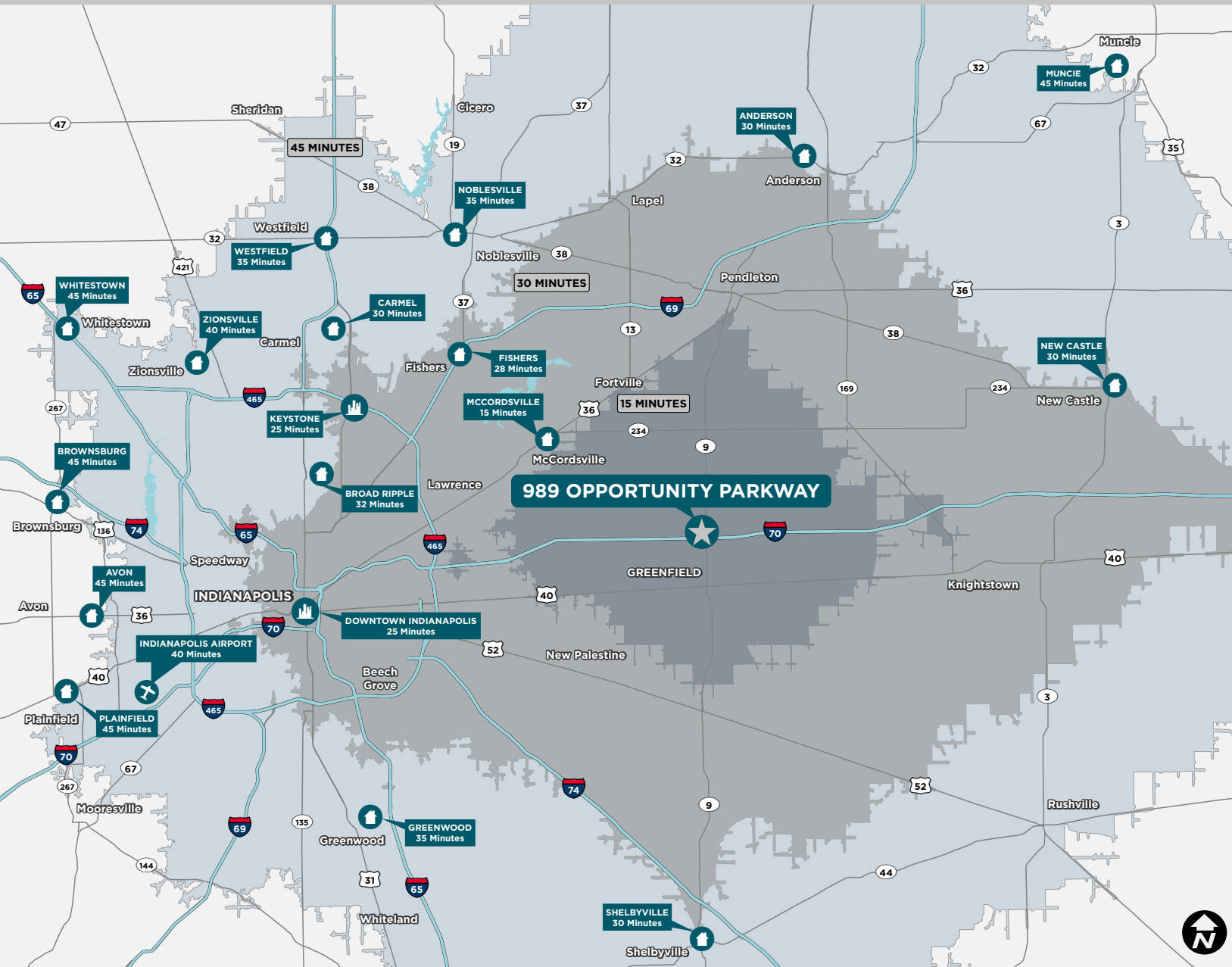






# DEMOGRAPHICS

WITHIN A 5-MILE RADIUS



## POPULATION

33,326

## EMPLOYEES

27,126

## HOUSEHOLDS

13,498

## AVERAGE HOUSING VALUE

\$172,291

## AVERAGE HOUSEHOLD INCOME

\$100,969

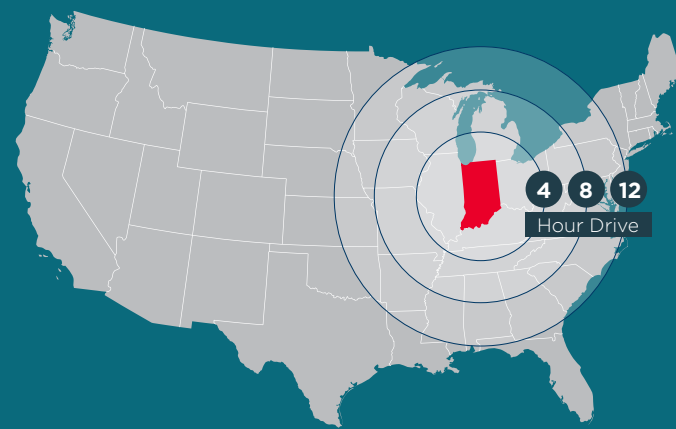
## MEDIAN AGE:

40



# 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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