



**CUSHMAN &
WAKEFIELD**



Dwight D Eisenhower Highway (I 70)

HENDRICKS COUNTY

MORGAN COUNTY

E. COUNTY ROAD 1000 S.

SITE →

LAND FOR SALE

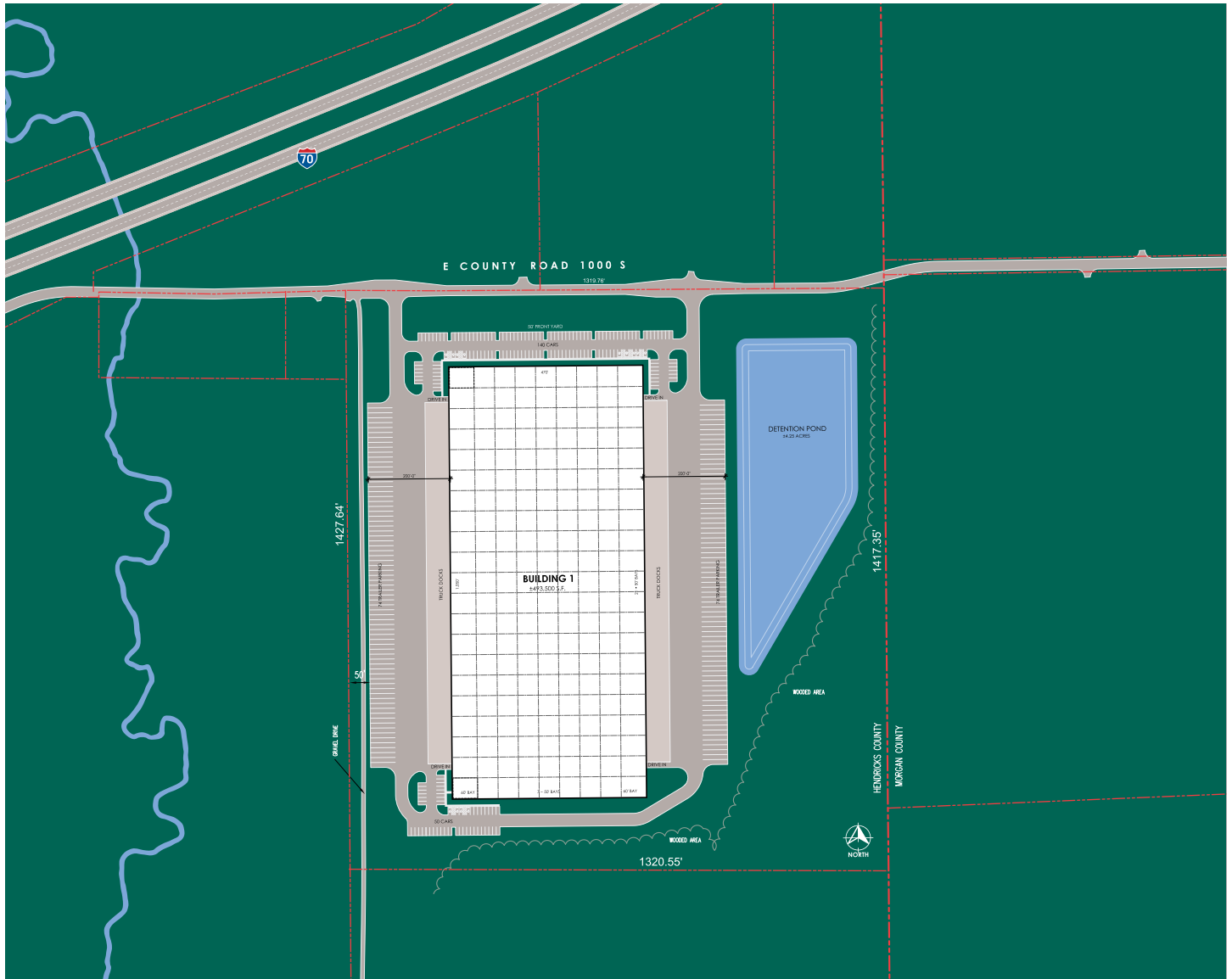
2800 E County Road 1000 S

Clayton, IN

LAND FOR SALE

2800 E CR 1000 SOUTH

Clayton, IN



**Site plan is a suggested build out.*

Property Highlights

- 43.106 Acres
- Located on the border of Morgan and Hendricks Counties
- Utilities at or near site: water, sewer, power and gas
- Currently zoned Agriculture
- Immediate access to I-70
- Surrounding neighbors include: Johnson & Johnson, Chewy.com and Geodis
- Property will accommodate a +493,500 SF industrial building or other types of commercial properties
- SALE PRICE: \$49,500/acre

LAND FOR SALE

2800 E CR 1000 SOUTH

Clayton, IN



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LAND FOR SALE

2800 E CR 1000 SOUTH

Clayton, IN



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 U.S., offering a strong competitive advantage by connecting the state with North America and world markets.

THE FUNDAMENTALS

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

BUSINESS TAX CLIMATE

#1 in Midwest
#9 in the U.S.

BEST STATE FOR BUSINESS

#1 in Midwest
#5 in the U.S.

RICH IN RESOURCES

Indiana boasts the highest concentration of manufacturing jobs in the nation, employing nearly **534,000 Hoosiers** statewide.

#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



Each year, 1.5 billion tons of freight travel through Indiana, making it the fifth busiest state for commercial freight traffic. **By 2040, freight flow is expected to increase by 60 percent.**

— Indiana Department of Transportation

203,000
Lane-Miles in Indiana



7,189,976
2022 Rail Carloads



5.1+ Billion
2023 Landed Cargo (lbs)



25+ Million
Cargo Tons Annually

