

GATEWAY 65

Business Park



**320+ ACRES OF LAND FOR SALE
OR BUILD-TO-SUIT FOR LEASE**

Conceptual Site Plan



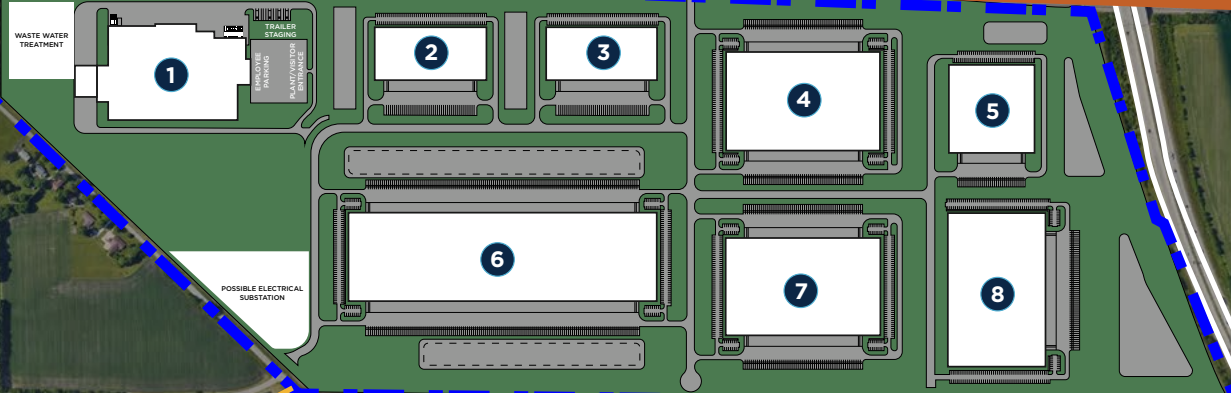
SUBARU of INDIANA AUTOMOTIVE, INC.



FUTURE SITE ACCESS (APPROVED)

POTENTIAL RAIL ACCESS

EXISTING SITE ACCESS UNINCUMBERED BY RAIL LINES



Contact broker for pricing guidance

Lot 1: 36.9 Acres
Max. Bldg Area: ±408,000 SF

Lot 2: 18.2 Acres
Max. Bldg Area: ±201,500 SF

Lot 3: 18.2 Acres
Max. Bldg Area: ±201,500 SF

Lot 4: 46.4 Acres
Max. Bldg Area: ±513,000 SF

Lot 5: 23.0 Acres
Max. Bldg Area: ±255,000 SF

Lot 6: 84.6 Acres
Max. Bldg Area: ±936,000 SF

Lot 7: 46.4 Acres
Max. Bldg Area: ±513,000 SF

Lot 8: 46.4 Acres
Max. Bldg Area: ±513,000 SF

TOTALS: 3,541,000 SF | 320+ Acres

320+ Acres of Endless Possibilities



OPPORTUNITY HIGHLIGHTS

320+ acres of prime industrial/
manufacturing space

Heavy industrial zoning

Build-to-suit lease and land
purchase opportunities

Potential for future rail service

Access to State Road 38 and
Interstate 65

Strategically located between
Chicago and Indianapolis

Access to large
regional labor pool

Surrounded by leading national
and global companies

GATEWAY 65

Business Park



SUBARU of INDIANA AUTOMOTIVE, INC.



**FUTURE
SITE ACCESS
(APPROVED)**

EXISTING SITE ACCESS

Newcastle Road

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