

POINT 70

LOGISTICS CENTER

Mt. Comfort, Indiana 46140

SPECULATIVE DEVELOPMENT
803,376 SF AVAILABLE

AVAILABLE

- New construction in Greenfield/Mt. Comfort
- Excellent connectivity via I-70 and I-465
- Ample, skilled workforce

Developed by:



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A Franklin Templeton Company

Leased by:



**CUSHMAN &
WAKEFIELD**

POINT 70

LOGISTICS CENTER

- 803,376 SF speculative facility
- Frontage and quick access to Interstate 70
- Excellent labor force
- High concentration of auto/trailer parking for ecommerce distribution
- 10-Year Real Estate Property Tax Abatement Program

LOCATION



CORPORATE NEIGHBORS



BUILDING SPECS

BUILDING A - 803,376 SF | 2445 N. 700 W

	Available:	803,376 SF		Dock Doors:	184
	Building Depth:	570'		Drive-in Doors:	4
	Clear Height:	40'		Trailer Parking:	208
	Office Area:	2,950 SF		Car Parking:	460
	Acreage:	51.23±		Truck Court Depth:	190'
	Bay Spacing:	50' x 54', 60' staging			



A map of Indiana with major cities highlighted in blue callouts indicating travel time from Indianapolis:

- CHICAGO**: 3 HOURS (Northwest)
- DETROIT**: 4 HOURS (Northeast)
- PEORIA**: 3.5 HOURS (West)
- COLUMBUS**: 2.5 HOURS (East, marked with a red star)
- ST. LOUIS**: 4 HOURS (Southwest)
- LOUISVILLE**: 2 HOURS (South)
- CINCINNATI**: 2 HOURS (Southeast)

A blue callout near Columbus indicates: **7 MILES TO I-465**. The map shows major highways (Interstates 65, 70, 465, 74, 69, 39, 40, 52, 37, 38, 32, 421, 267, 136, 36, 9, 70) and county boundaries (Hendricks Co., Marion Co., Hancock Co., Shelby Co., Johnson Co.). Other cities labeled include Lebanon, Westfield, Noblesville, Pendleton, Whitestown, Zionsville, Carmel, Fishers, Fortville, McCordsville, Lawrence, Indianapolis, Speedway, Brownsburg, Danville, Avon, Plainfield, Mooresville, Greenwood, and New Palestine. The Indianapolis International Airport is also marked.

Developed by:



8801 River Crossing Blvd, Ste 450
Indianapolis, IN 46240

1717 McKinney Avenue, Ste 1900
Dallas, TX 75202

Leased by:

