

READY FOR FIXTURING Q1 2027



C5 I-65 PARK SOUTH LOGISTICS CENTER AT WHITELAND BUILDING 2

186 Bob Glidden Boulevard, Whiteland, Indiana 46184

CBRE

LEASING AGENT

 **CORE5**
INDUSTRIAL PARTNERS

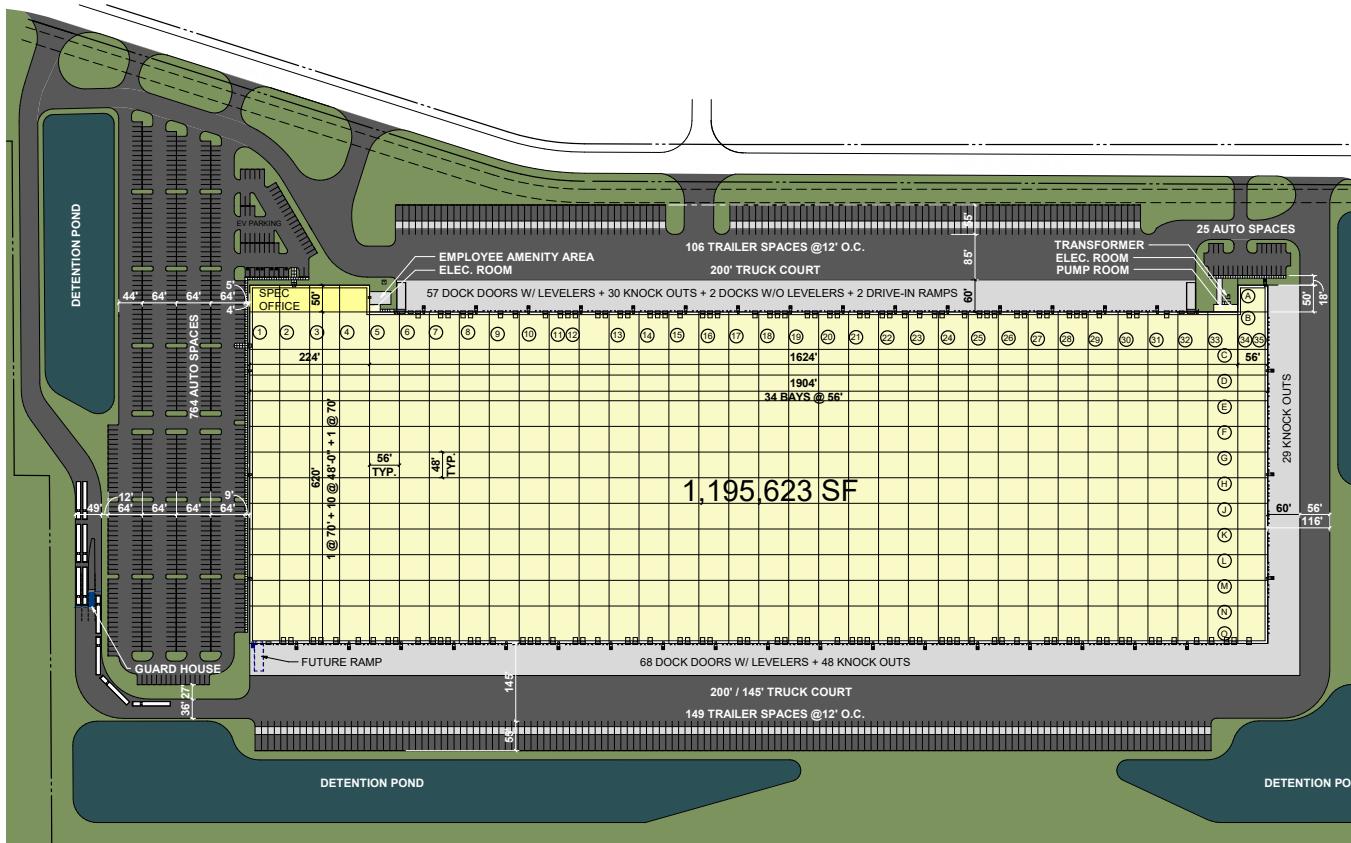
DEVELOPER

C5 I-65 PARK SOUTH LOGISTICS CENTER AT WHITELAND BUILDING 2

186 Bob Glidden Boulevard, Whiteland, Indiana 46184

The I-65 Park South Logistics Center at Whiteland is located in the highly desirable South Submarket of Indianapolis, Indiana, which includes the cities of Greenwood, Whiteland and Franklin. With immediate access to I-65 via modern infrastructure, the latest in distribution center design, proximity to one of the highest quality labor pools of any comparable location the facility checks every site selection box.

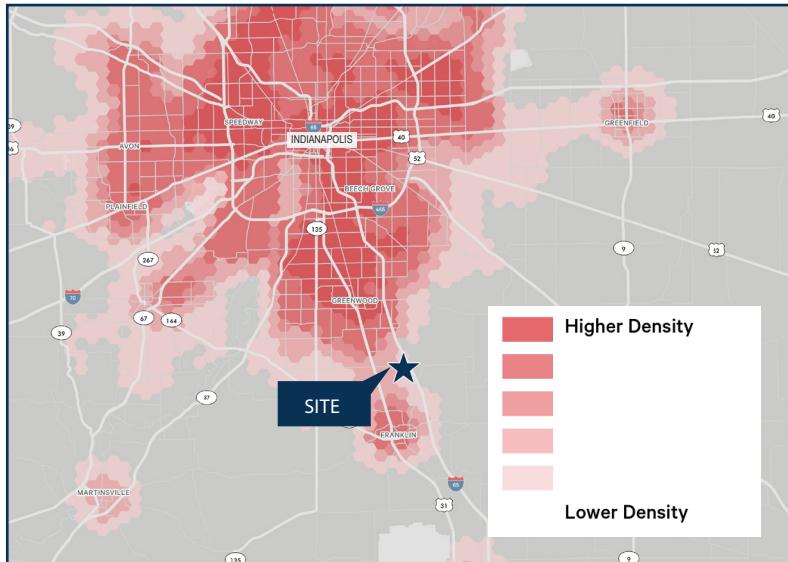




BUILDING SPECIFICATIONS

Building Size	± 1,195,623 SF
Clear Height	40 feet
Office Size	±11,200 SF spec office
Column Spacing	56' wide x 48' deep (typical); 56' wide x 70' deep (staging)
Site Area	± 79.02 acres
Loading	Flow-through / “cross-dock” configuration
Dock High Doors	(120) – 9' x 10' insulated metal with dual window kits (112) knock-outs
Drive-In Doors	(2) – 14' x 16' insulated metal, electronically operated overhead doors
Truck Court Depth	200' including a 55' deep designated trailer parking area
Auto Parking	789 spaces, 3 electric car charging stations
Trailer Storage	255 spaces
Electrical Service	(2) 3000 amp, 277/480 volt, 3 phase
Floor System	7" thick unreinforced concrete slab
Sprinkler System	ESFR

MANUFACTURING/TRANSPORTATION LABOR DENSITY



Within 30 Minute Drive



809,972

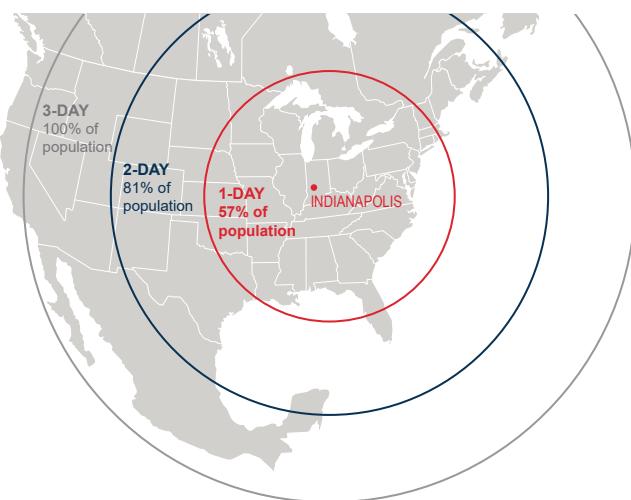
Overall Labor Force



158,641

Manufacturing, Transportation & Warehousing Skill Set

DAYS TRUCK DRIVE TO/FROM INDIANAPOLIS



Ranked 2nd in U.S. for lowest cost of doing business

Home to FedEx's 2nd largest hub located at the Indianapolis International Airport

Top airport ranked by J.D. Powers

8th largest cargo hub in the U.S.

Ranked 9th in the U.S. for most favorable business tax climate and 1st in the Midwest



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