

1,236,162 SF READY FOR OCCUPANCY



C5 INDIANAPOLIS EAST

6437 Enterprise Drive, McCordsville, Indiana 46055

VIRTUAL OFFICE

VIRTUAL WAREHOUSE

C5 STANDARD FINISHES

CBRE

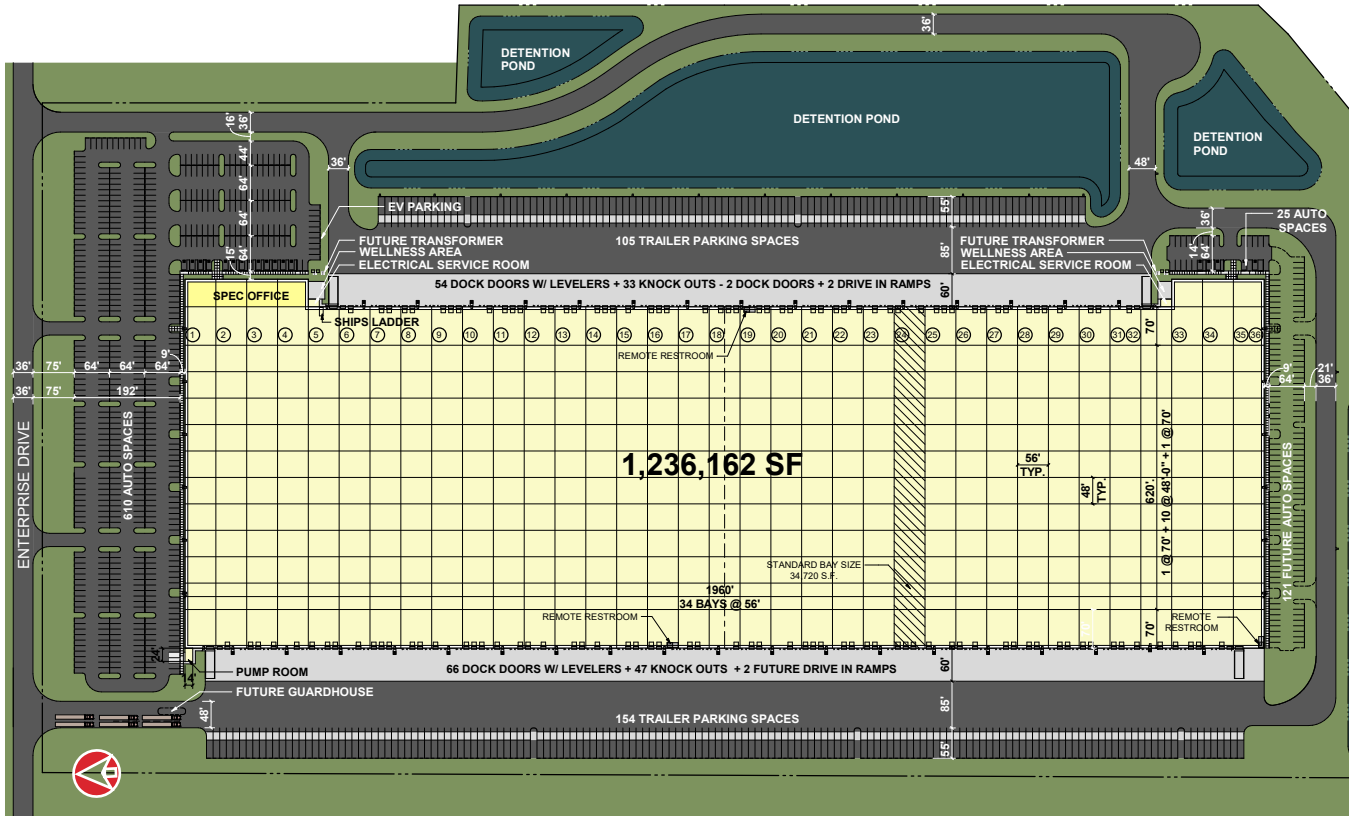
LEASING AGENT



DEVELOPER

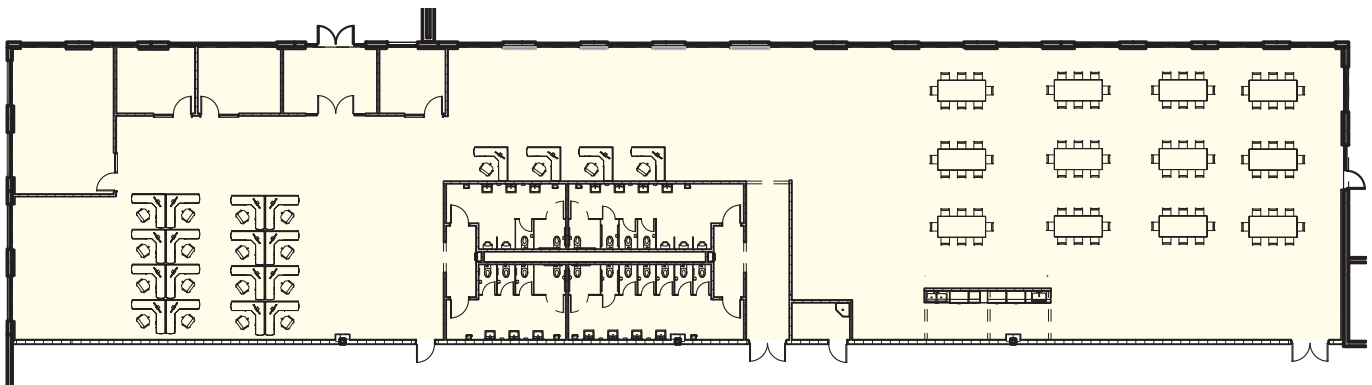
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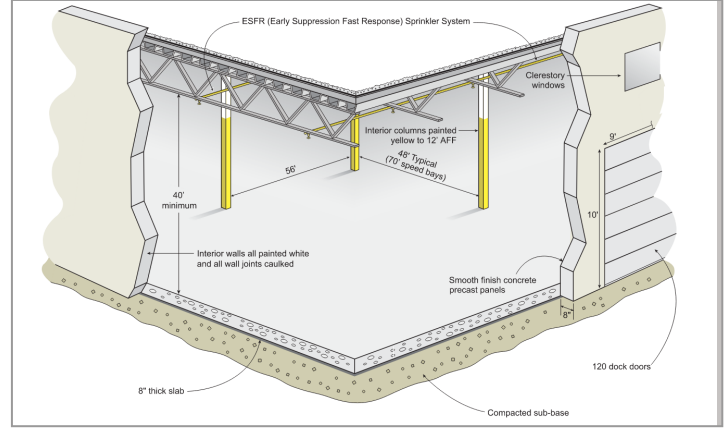
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SPEC OFFICE FLOOR PLAN

±11,200 SF





BUILDING SPECIFICATIONS

Building Size	± 1,236,162 SF
Clear Height	40 feet
Office Size	±11,200 SF
Column Spacing	56' wide x 48' deep (typical); 56' wide x 70' deep (staging)
Site Area	± 77.1 acres
Loading	Cross-dock configuration
Dock High Doors	(120) 9' x 10' insulated metal doors with dual window kits (80) knock outs for future doors
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	635 spaces, (121 future spaces), including (4) EV charging stations, (2) dual head stations with conduit for (6) more spaces or (3) more dual head stations
Trailer Storage	259 spaces
Electrical Service	(2) 3000 amp, 277/480 volt, 3 phase
Floor System	8" thick unreinforced concrete slab
Sprinkler System	ESFR sprinkler system with K-25 ESFR sprinkler heads

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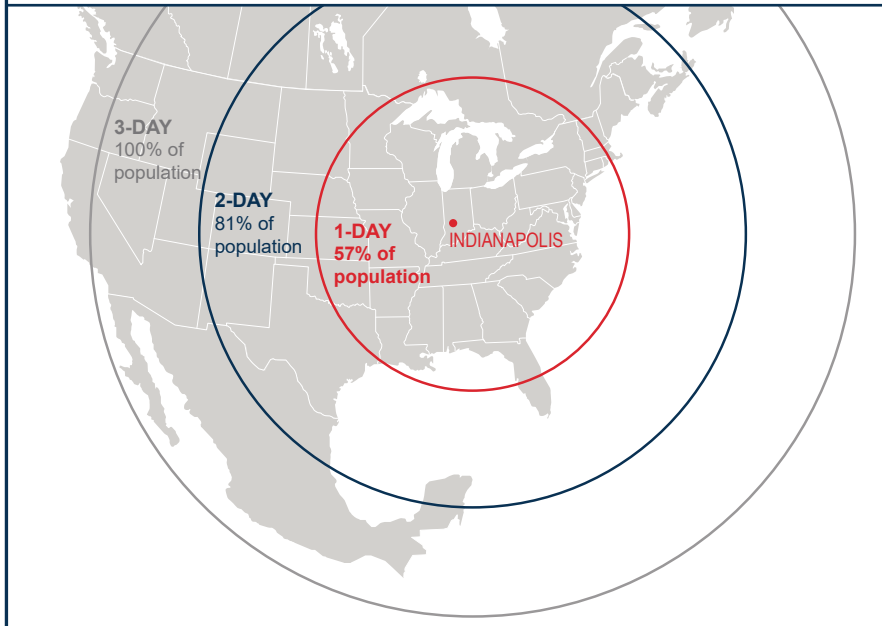
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C5 Indianapolis East is a best-in-class building strategically located less than 4 minutes STEM time from the interstate 70 Mt. Comfort interchange. Interstate 70 is the primary artery for the flow of goods and services across the U.S. It is a strategic interstate for any national or regional distribution and fulfillment supply chain network. The property's specifications represent the latest in distribution center design. Combined with immediate proximity to a VERY DEEP and SKILLED workforce, particularly in logistics and warehousing, the facility checks every site selection box. C5 Indianapolis East is located within McCordsville in Hancock County, which is the 3rd fastest growing city in Indiana, and in 2023 Hancock County was recognized as the fastest growing county in the state of Indiana, adding nearly 4% to its population. Being that Hancock County is very pro-business, the result is that 25 businesses opened new operations in the county between 2021-2023. When combined with the fact that Indiana offers a favorable business environment with competitive tax rates, utility costs, and real estate prices, there really is no better location than C5 Indianapolis East for establishing a regional or national operation for any company.





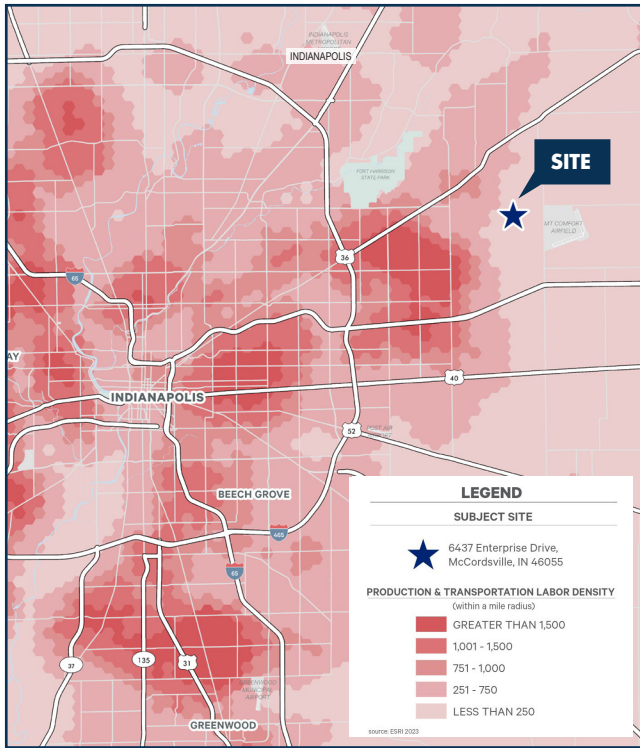
DAYS TRUCK DRIVE TO/FROM INDIANAPOLIS



DISTANCES TO MAJOR CITIES

Cincinnati	108 Miles
Louisville	127 Miles
Columbus	164 Miles
Chicago	192 Miles
St. Louis	260 Miles
Detroit	270 Miles

MANUFACTURING/TRANSPORTATION LABOR DENSITY



- 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
- Ranked 15th as country's hottest job market in 2023 by WSJ
- 115 Distribution Labor Score
(Equivalent to 15% Above U.S. Average)

WITHIN 30 MINUTE DRIVE



941,380
2023 Population



506,380
Overall Labor Force



81,107
Manufacturing, Transportation & Warehousing Skill Set



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