



PROLOGIS EAGLE CREEK
LOGISTICS CENTER

BUILDING 1 - 10015 ARCHER DRIVE

BROWNSBURG, IN

READY FOR FIXTURING



CBRE

 **PROLOGIS**



#1 OVERALL BUSINESS INFRASTRUCTURE CNBC'S AMERICA'S TOP STATES FOR BUSINESS, 2019

#2 LIFE SCIENCES EXPORTS IN THE U.S. INDIANA BUSINESS RESEARCH CENTER, 2018

#1 MANUFACTURING STATE IN THE U.S. BUSINESSFACILITIES.COM

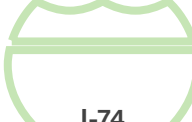
#3 BEST CITY IN AMERICA FOR JOBS GLASSDOOR, 2020




One of the fastest growing municipalities in Indiana



Access to some of the best labor in the city



I-74 frontage



Immediate connectivity to Ronald Reagan Parkway & I-74; I-465 fewer than 4 miles away



Density of transportation and warehouse workers in the immediate area is 79% - significantly higher than the national average of 10.2%

Building 1

826,771 SF cross-dock building

7,168 SF Spec Office

56' x 50' column spacing;
56' x 70' dock bays

ESFR fire protection system

84 docks
74 knockout panels

4 drive ins

205 trailer parking
324 car parking

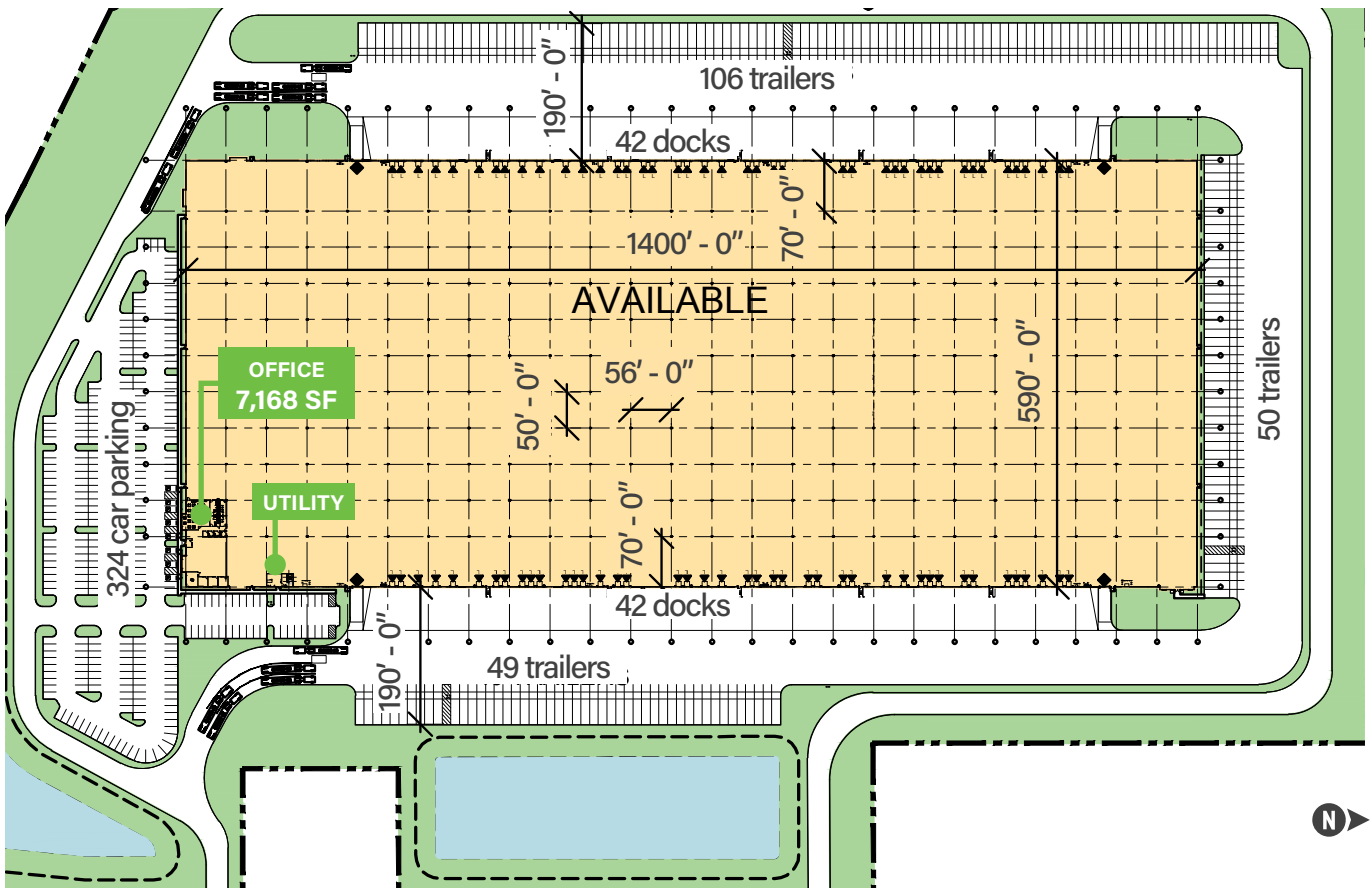
I-Prime visibility on I-74

40' clear height

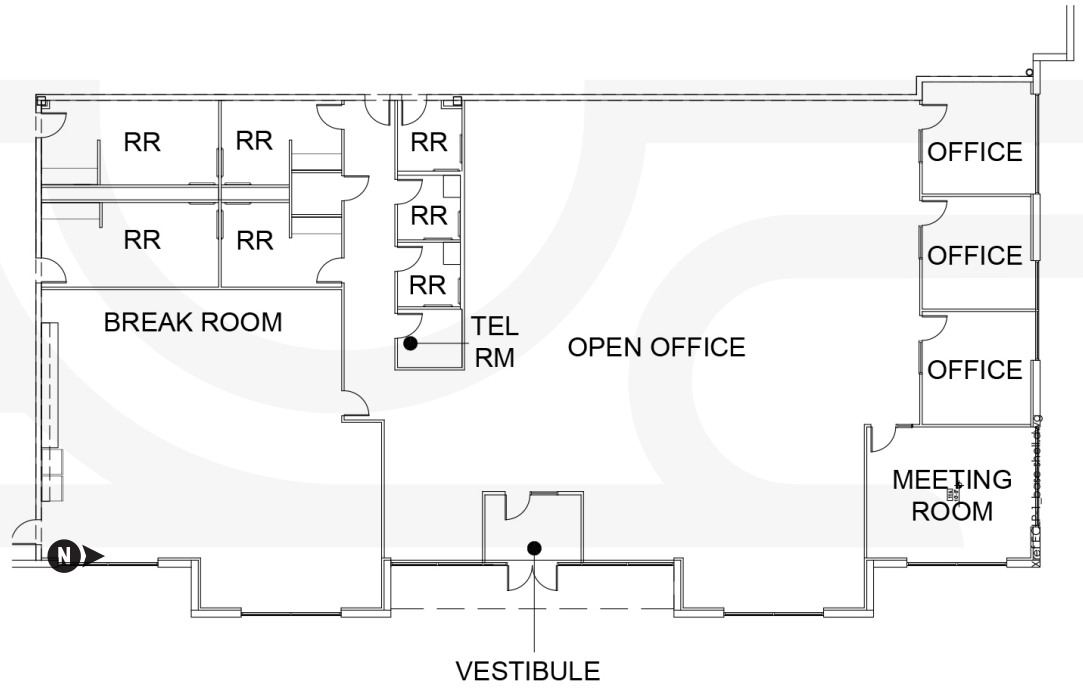
LED lighting with motion sensors average 30FC at 36" AFF

LEED Certified Warehouse & Distribution v 4.0

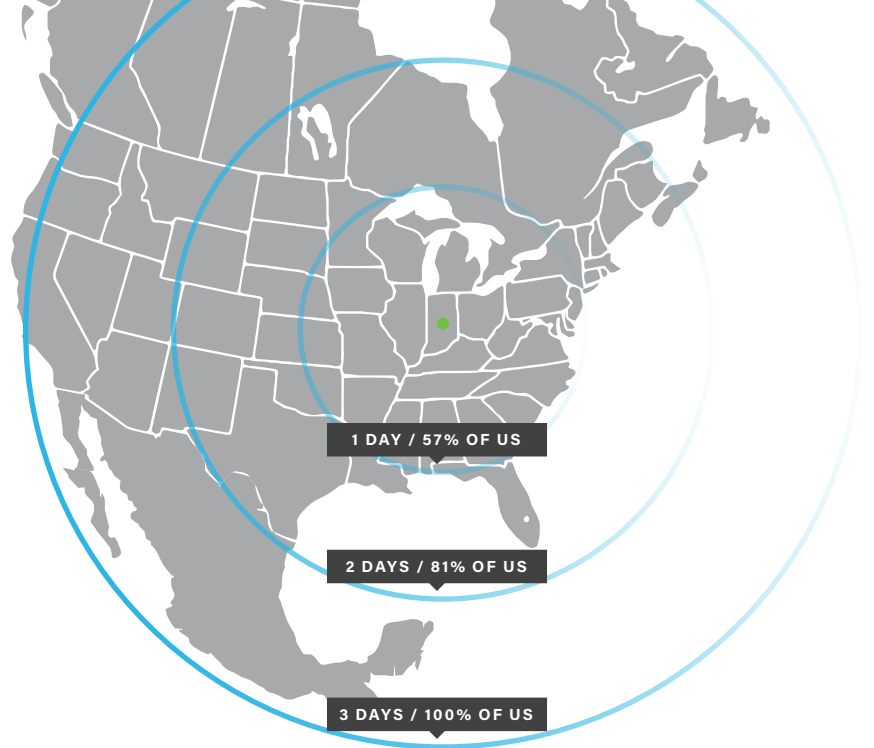
Two (2) 1600-amp power



7,168 SF



INDIANAPOLIS IS RANKED **SECOND** IN COST OF DOING BUSINESS



WORLD'S 2ND LARGEST
FEDEX FACILITY LOCATED
AT THE INDIANAPOLIS
INTERNATIONAL AIRPORT



8TH LARGEST
CARGO AIRPORT
IN NORTH
AMERICA



RANKED 9TH FOR STATE
BUSINESS CLIMATE AND
1ST FOR BUSINESS TAX
CLIMATE IN THE MIDWEST





PROLOGIS EAGLE CREEK LOGISTICS CENTER



J.D. Graves

+1 317 460 0339
jd.graves@cbre.com

Chris Black

+1 317 292 5538
chris.black@cbre.com

Terry Busch

+1 317 697 1091
terry.busch@cbre.com

Bobby Jensen

+1 317 533 6027
rjensen@prologis.com

©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_March2024

