



EQT | EXETER



# Mt. Comfort Commercial Park IV – Building 1

McCordsville, IN

Building Size: 677,160 SF | 677,160 SF of Industrial Space Available

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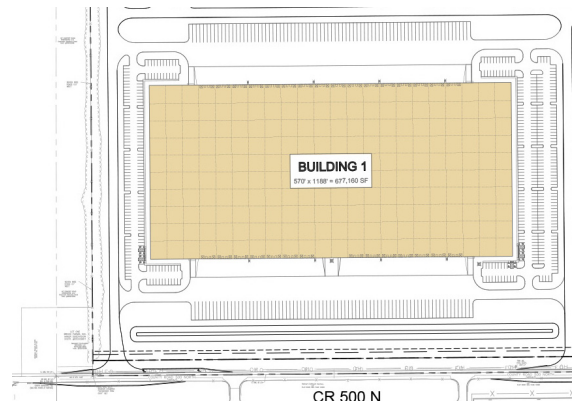
Building Size: 677,160 SF | Building Availability: 677,160 SF

## Building Specifications

- Industrial space available
- 677,160 SF total building size
- 677,160 SF available size
- 2,000 SF of office space
- Estimated delivery in Q2 2024
- 40' clear height
- 190' truck court depth
- 120 dock doors
- 4 drive-in doors
- 392 car parking spaces
- 154 trailer parking spaces
- LED lighting
- ESFR sprinkler system

## Additional Information

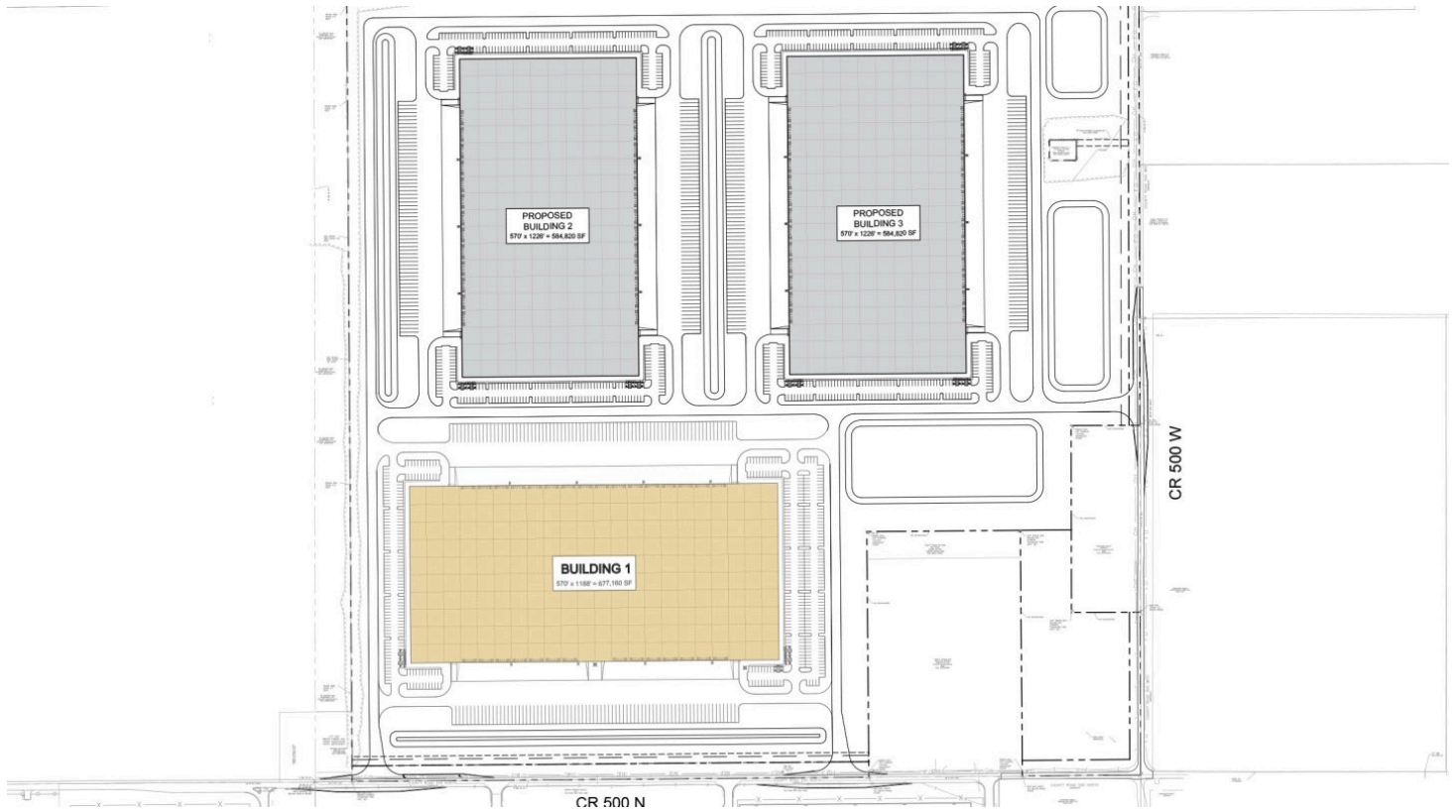
- Located in the heart of Greater Indianapolis Logistics corridor with immediate proximity to the following:
  - 2nd largest FedEx Hub
  - UPS Ground Hub
  - Easy access to I-70 / I-465 / I-65 / I-69 / I-74 and only 20 miles to Indianapolis International AirportWithin 1-day drive of 50% of the U.S and Canadian populations 1.5-day drive of 75% of the U.S and Canadian populations



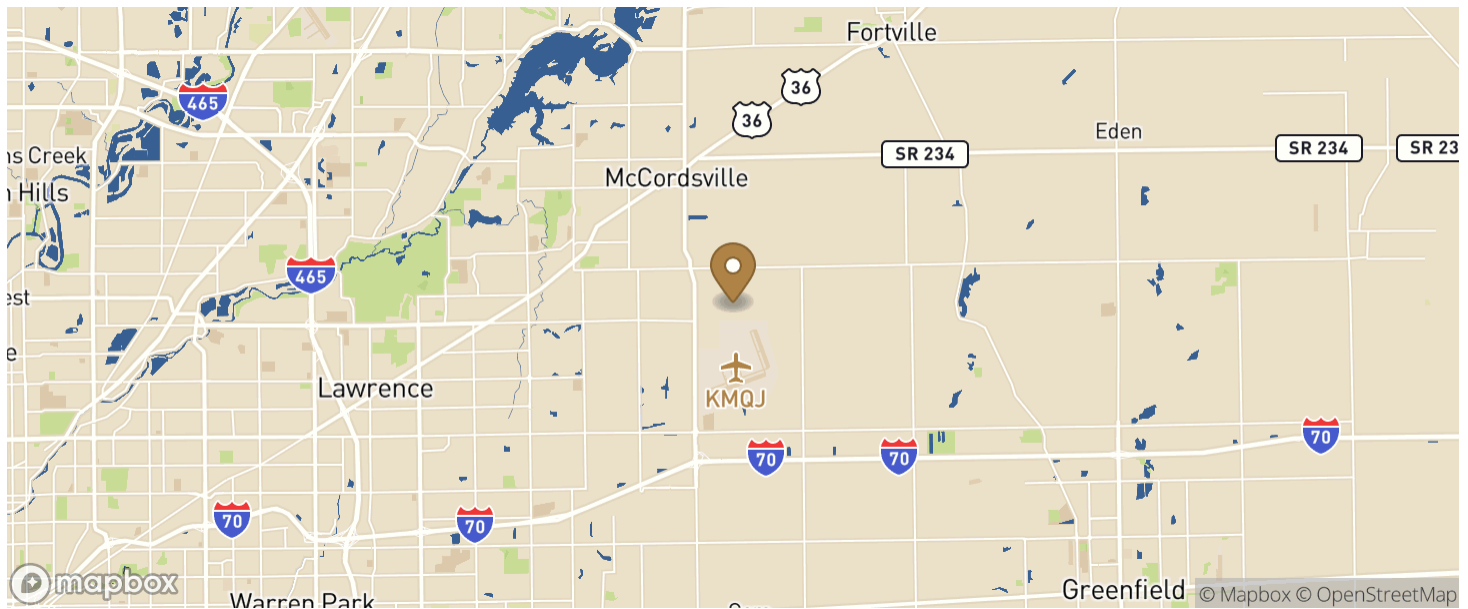
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## Location



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## Population

ACCESS AND LABOR FORCE

10 MILES

Total Population

**338,925**

Total Labor Force

**165,133**

Unemployment Rate

**0.99%**

Median Household Income

**86,798**

Warehouse Employees

**1,180**

High School Education Or Higher

**64.62%**