



*The Signature @*  
**PROGRESS  
PARK**



**UP TO 221,840 RSF FOR LEASE OR SALE**

# BUILDING HIGHLIGHTS



MOVE-IN  
READY



EXTERIOR BUILDING  
SIGNAGE AVAILABLE



ON-SITE  
GYM



FURNITURE  
AVAILABLE

TYPICAL FLOOR

26,000 SF

PARKING SPACES

737

## SQUARE FOOTAGE

|        | OFFICE SF | LAB SF | TOTAL SF |
|--------|-----------|--------|----------|
| BLDG A | 12,960    | 12,960 | 25,920   |
| BLDG B | 51,800    |        | 51,800   |
| BLDG C | 51,840    |        | 51,840   |
| BLDG D | 64,200    |        | 64,200   |
| BLDG E | 28,080    |        | 28,080   |
| TOTALS | 208,880   | 12,960 | 221,840  |



EXPANSION AREA

EXPANSION AREA

F



STATE RD. 9

A

B

C

D

E



# STRATEGIC LOCATION

**15min**

Travel time to

---

**45min**

Travel time to

---

**30min**

Travel time to

---

**1h 45min**

Travel time to

---

**35min**

Travel time to

---

**1h 50min**

Travel time to

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# TECHNICAL DATA



## Address:

2500 Innovation Way  
Greenfield, Indiana  
Hancock County

## Ownership:

HealthStar Partners

- **Built:** 2010
- **Acreage:** ±20 Acres
- **Square Footage:** 221,840 SF
- **For Sale or Lease:** Lease
- **Zoning:** BP - Business Park
- **TIF District:** Yes
- **Foreign Trade Zone:** No



**Electric Lines Services Site:**

[5] 1500kVA Transformers  
[1] 1,000 kVA

**Electric Service to Substation:**

[5] 1500kVA Transformers  
[1] 1,000 kVA

**Maximum Capacity:**  
8.5MW

**Dual Feed Service:**  
Yes

**Outage Information:**  
Going back 2 years, GPL has not shown any outages

**Water Line Serving Site:**  
8 inch

**Water System Capacity:**  
7 MGD

**Excess Water System Capacity:**  
3.4 MGD

**Wastewater Line:**  
10 inch

**Wastewater System Capacity:**  
8 MGD

**Excess Wastewater Capacity:**  
4 MGD

# DEMOGRAPHIC DATA



## Cost of Living

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- 5.4% under national average



## Commuting Patterns

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- 37,000+ Commuters Leave Hancock County for Work
- 15,000+ Commuters Enter Hancock County for Work



## Population Growth (2018-2023)

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- Hancock County saw a **15.4%** increase in population
- The National Average is **4.3%** growth



## Occupation Growth (2018-2023)

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- Transportation & Material Handling: **+56%**
- Business & Financial Operations: **+55%**
- Healthcare Practitioners: **+31%**
- Production: **+24%**



## Average Annual Earnings Around Greenfield

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- 10-Mile Radius: **\$66,511**
- 20-Mile Radius: **\$77,434**
- 40-Mile Radius: **\$77,798**



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- **Large 221,840 SF**  
state of the art office/lab facility
- **Prominent location**  
at I-70 and S.R. 9 at Greenfield Indiana interchange
- **26,000 SF flexible floor plates**  
with 737 surface parking spaces
- **On-site amenities**  
including food service and fitness facility
- **Buildings A-E connected**  
with A and D divisible for smaller users
- **Move-in ready**  
fully furnished space
- **±10 Acres**  
of additional ground available for expansion



INTERSTATE-70

BLDG  
**D**

BLDG  
**C**

BLDG  
**E**

BLDG  
**B**

BLDG  
**A**

BLDG  
**F**

EXPANSION AREA

EXPANSION AREA

ELECTRICAL  
SUBSTATION



INNOVATION WAY

OPPORTUNITY PARKWAY

STATE RD. 9

2500 Innovation Way Greenfield, Indiana

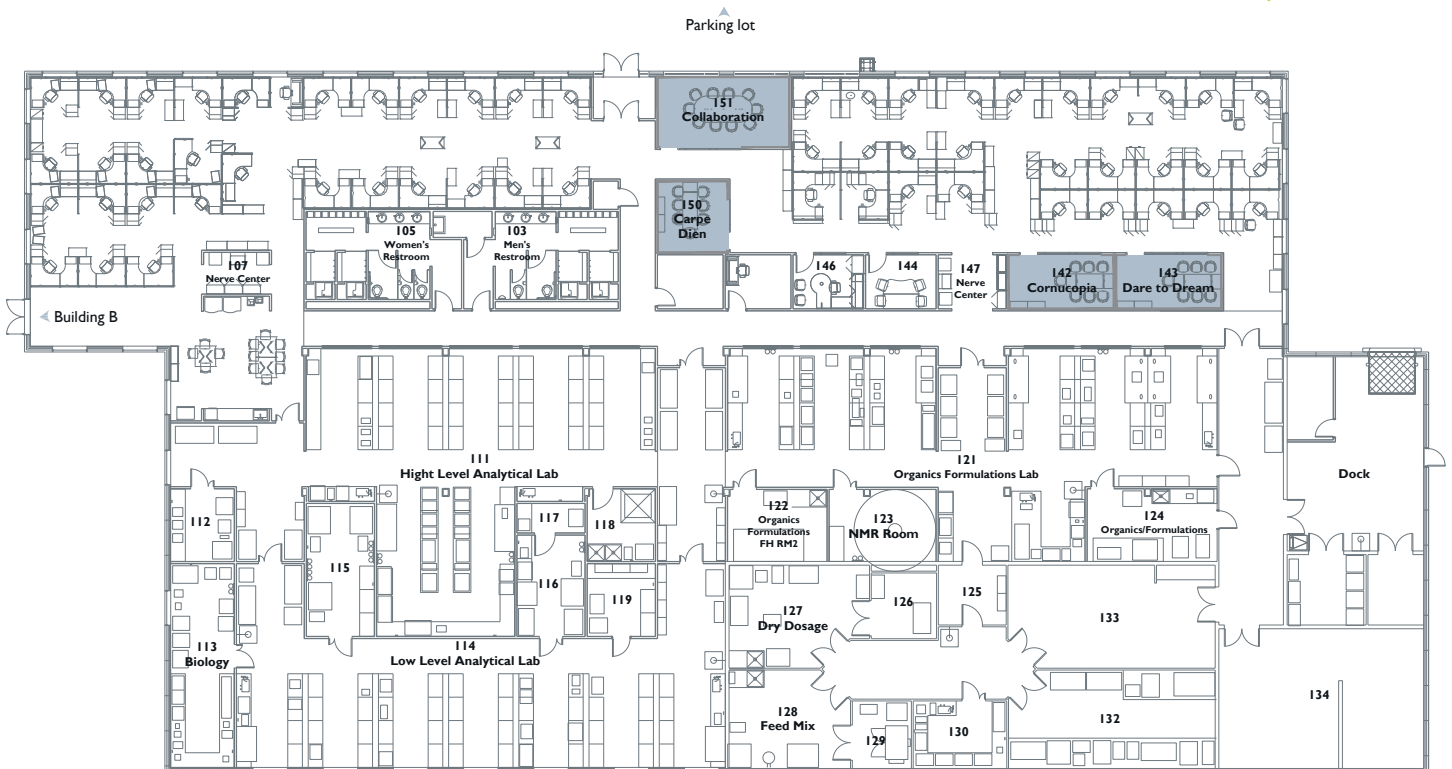


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# FLOORPLANS

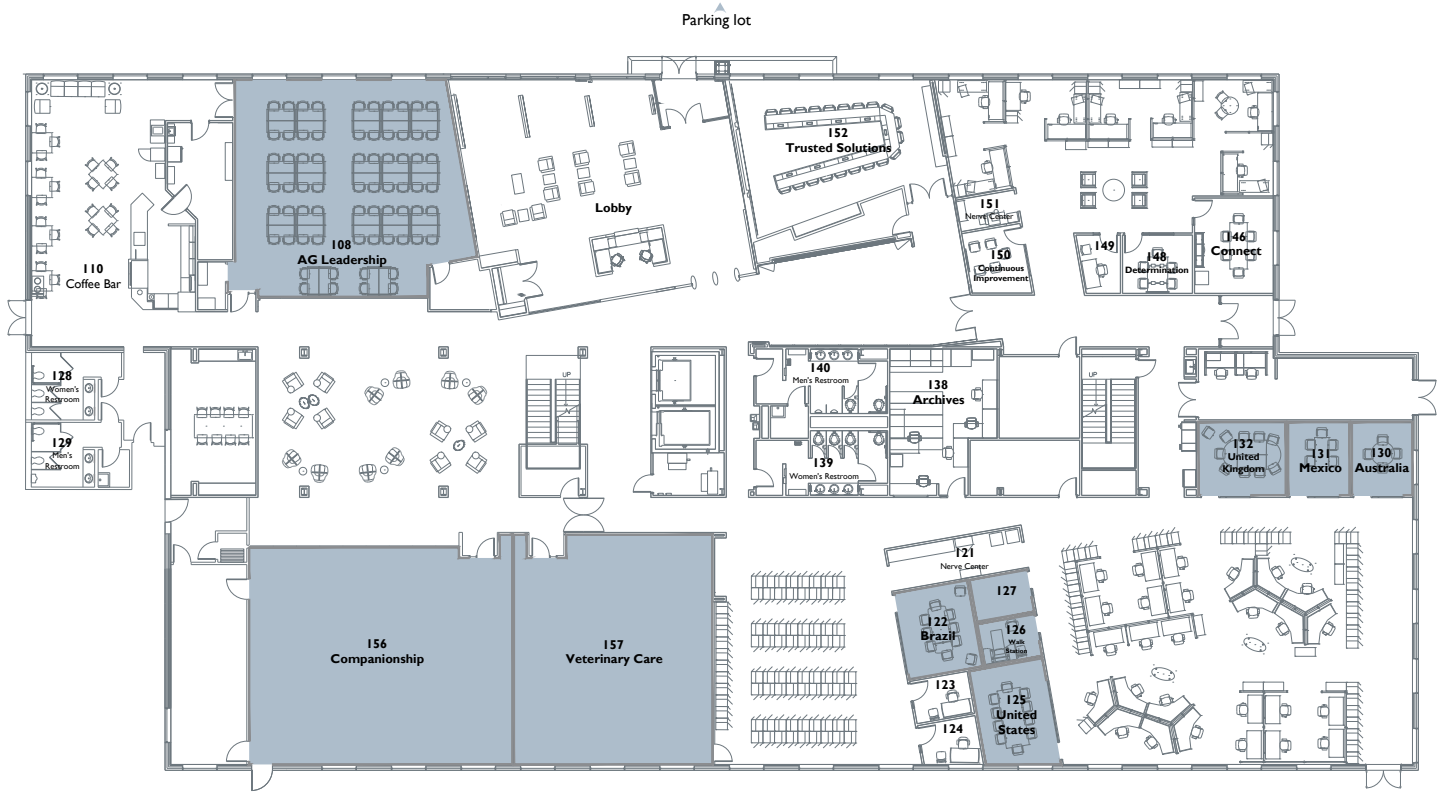
## BUILDING A FLOOR 1

25,920 SF



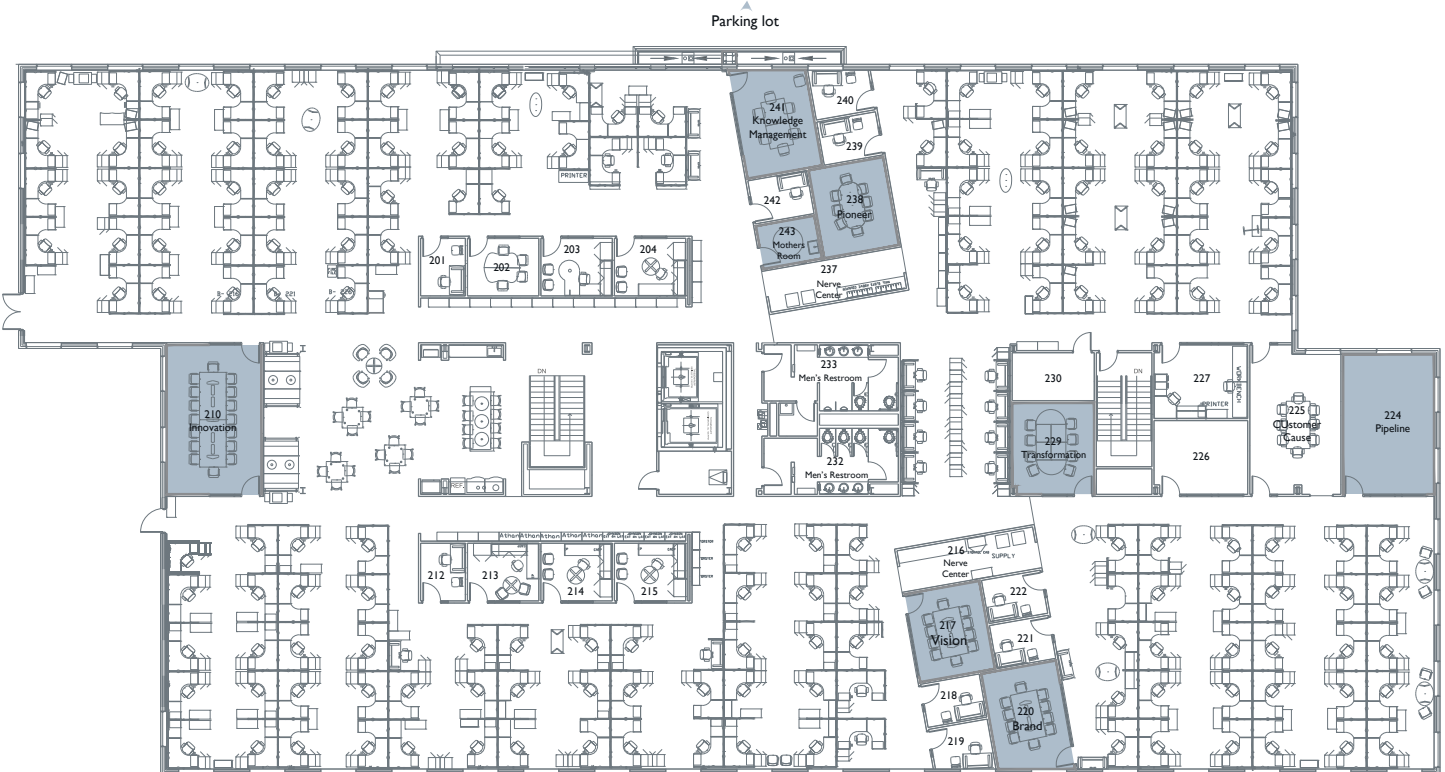
# BUILDING B FLOOR 1

25,900 SF



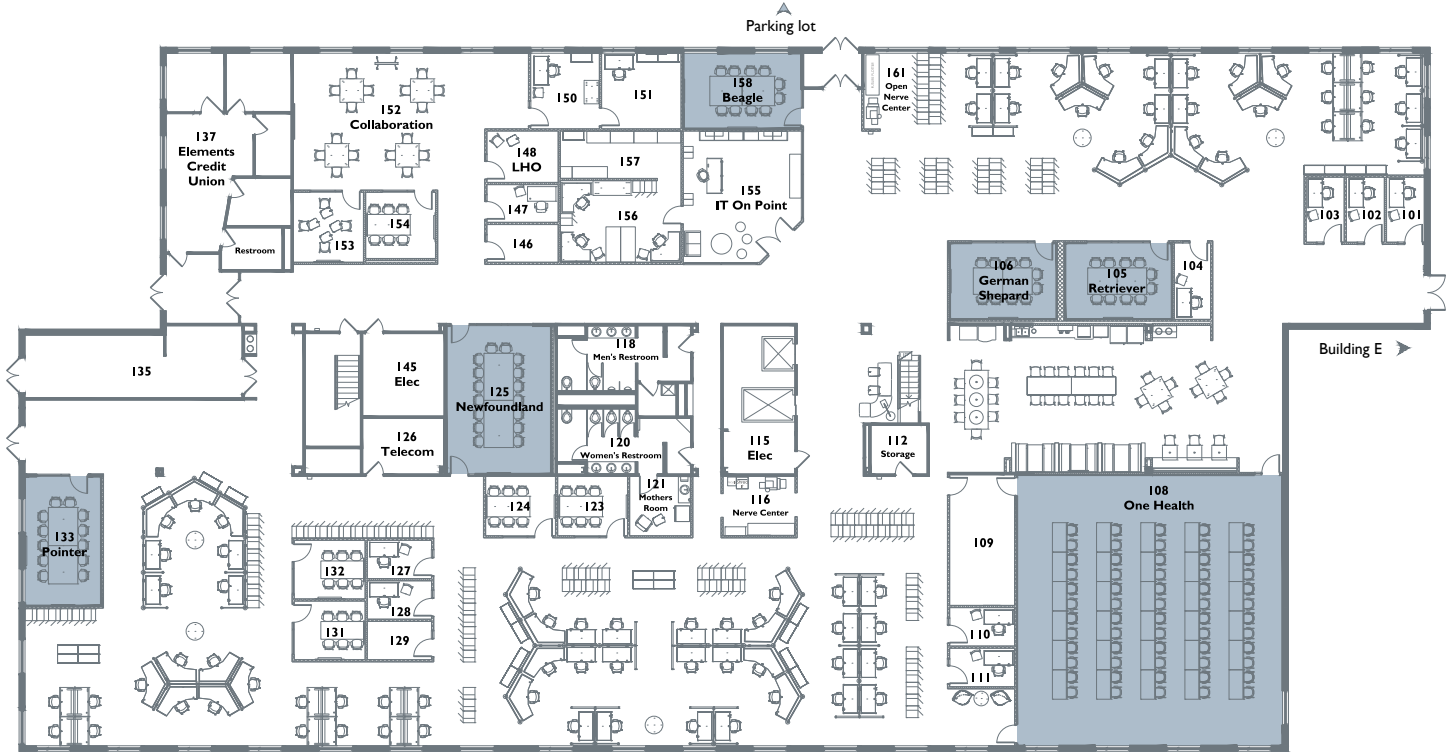
# BUILDING B FLOOR 2

25,900 SF



# BUILDING C FLOOR 1

25,920 SF



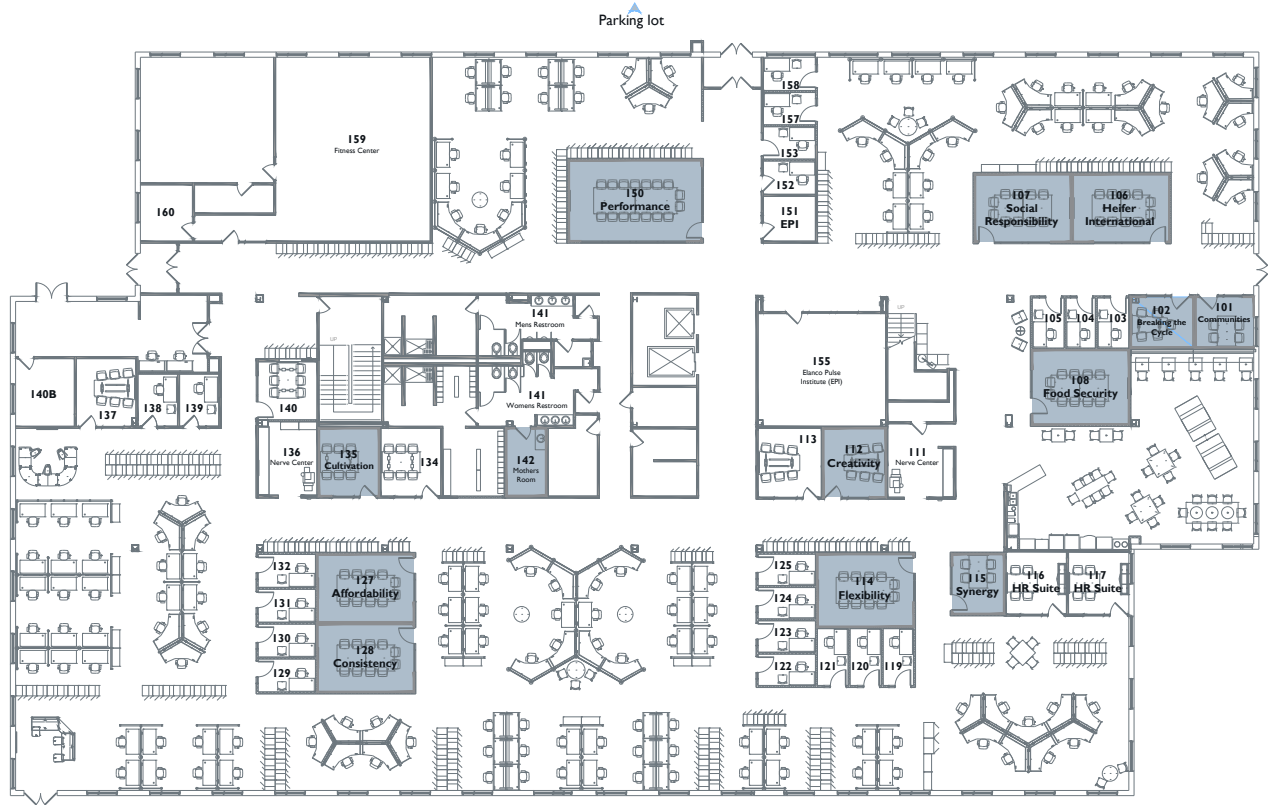
# BUILDING C FLOOR 2

25,920 SF



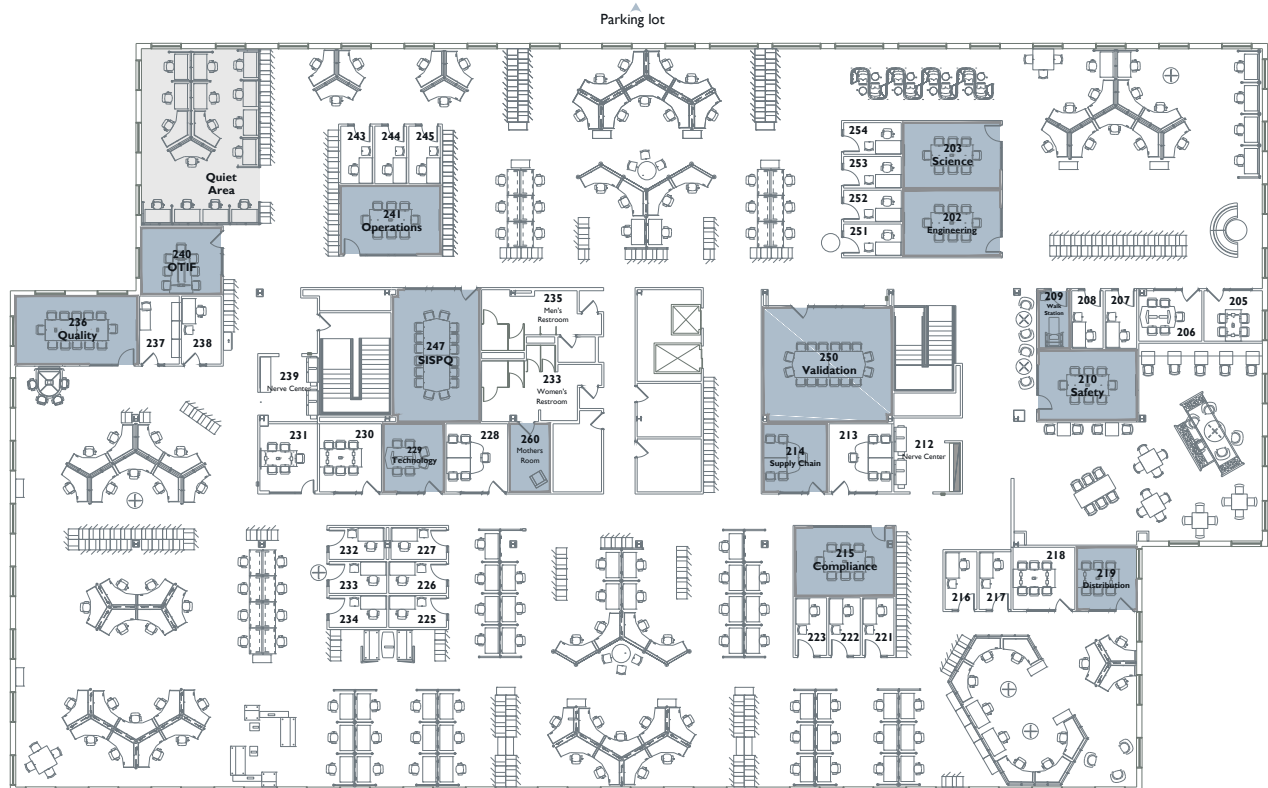
# BUILDING D FLOOR 1

31,100 SF



# BUILDING D FLOOR 2

31,100 SF



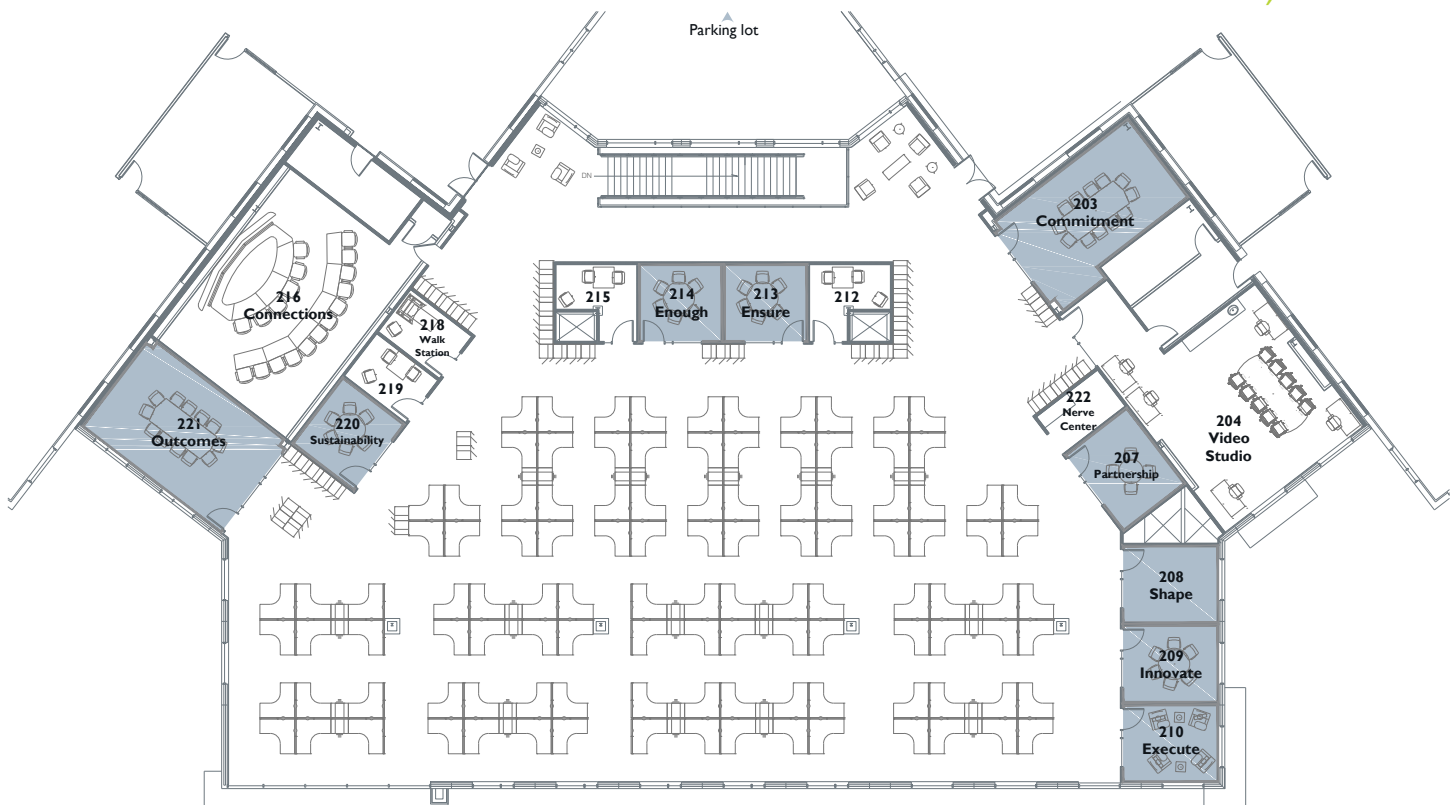
# BUILDING E FLOOR 1

14,040 SF



# BUILDING E FLOOR 2

14,040 SF



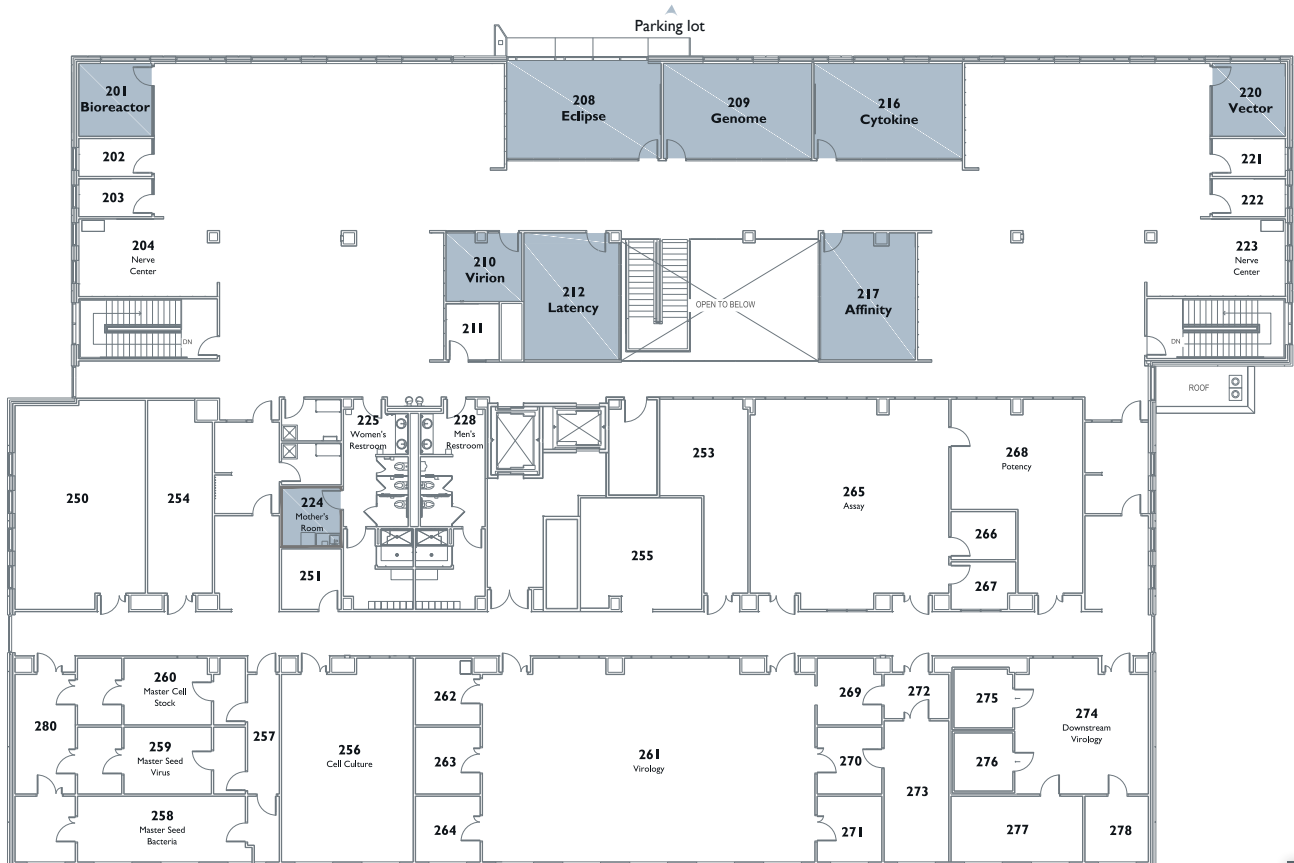
# BUILDING F FLOOR 1

25,920 SF

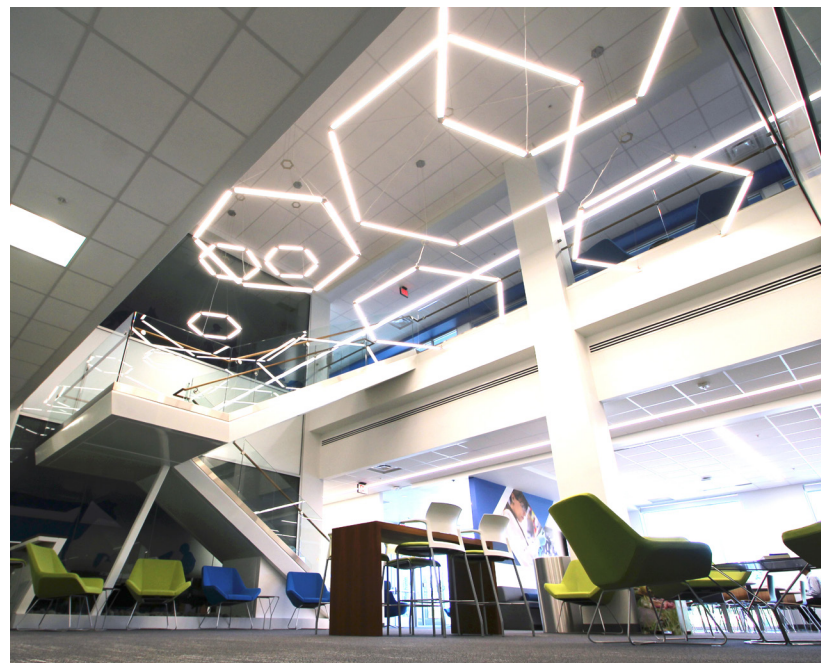


# BUILDING F FLOOR 2

25,920 SF







2500 Innovation Way Greenfield, Indiana

E COUNTY ROAD 300 N

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**EVERYTHING AT  
YOUR FINGERTIPS**

## RESTAURANTS

1. Bob Evans
2. White Castle
3. Cracker Barrel
4. Panera Bread
5. Chick-fil-A
6. Steak 'n Shake
7. QDOBA
8. Zapp Thai
9. Papa Murphy's
10. Bamboo Garden Buffet
11. O'Charley's
12. Popeyes
13. Panda Express
14. Subway
15. Montana Mike's
16. Hardee's
17. The Confection Connection Café
18. Wings Etc
19. Little Ro's Pub & Eatery
20. Culver's
21. Applebee's
22. Waffle House
23. Burger King
24. KFC
25. Buffalo Wild Wings
26. Jersey Mike's Subs
27. Gyros Grill
28. Arby's
29. Penn Station East Coast Subs
30. Little Caesars Pizza
31. Firehouse Subs
32. Mi Casa Mexican
33. Snappers Bar and Grill
34. Mama nita's Pizza
35. Wendy's
36. Taco Bell
37. Wasabi Japanese Steakhouse
38. McDonald's
39. Don Rigo Mexican Bar & Grill
40. Mozzi's Pizza
41. Subway
42. Domino's Pizza
43. Chicago's Pizza On Tap
44. Pizza Hut
45. Papa Johns
46. Dragon Palace
47. Carnegie's A Place To Eat
48. Wooden Beaver Brewing Co
49. Lincoln Square Pancake House
50. Griggsby's Station
51. Pizza King
52. The Depot
53. El Mariachi
54. Sbarro
55. Hancock County FOP
56. Dairy Queen
57. Costa's Grill
58. Taco Bell
59. Hardee's
60. Long John Silver's
61. Leo's Eatery
62. Mozzi's Pizza
63. Parched
64. Tour of Italy Café
65. Los Vaqueros Mexican
66. The Mug
67. Hometown Classic Pizza

## COFFEE SHOPS

1. Starbucks

2. Hitherto Coffee

## FITNESS

1. The Yard Sports Complex
2. Anytime Fitness
3. Planet Fitness
4. Greenfield Fitness
5. Indiana Gym
6. Sheer Training
7. Hancock Wellness Center

## HOTELS

1. Quality Inn & Suites
2. Comfort Inn & Suites
3. Holiday Inn Express & Suites
4. Hampton Inn
5. Fairfield Inn & Suites
6. Greenfield Inn
7. Super 8
8. Country Inn & Suites



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FOR MORE INFORMATION, PLEASE CONTACT:

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2500 Innovation Way Greenfield, Indiana