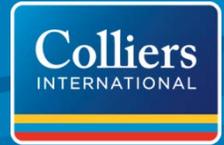


FOR SALE OR LEASE > OFFICE SPACE



Mount Comfort – Building 108

4202 N EMS BOULEVARD, GREENFIELD, IN



Property Highlights

- > 40,000 SF building with ± 11,455 SF immediately available for lease
- > Potential “Plug & Play”
- > Flex / Office / Showroom
- > Open ceiling concept in bull pen area
- > Dock & drive-in doors in place
- > 16’ clear height
- > Great visibility from Mount Comfort
- > Excellent for owner / occupant
- > Abundant parking
- > Access to I-70
- > Great access to Northeast (Fishers & Geist area)

RICH FORSLUND
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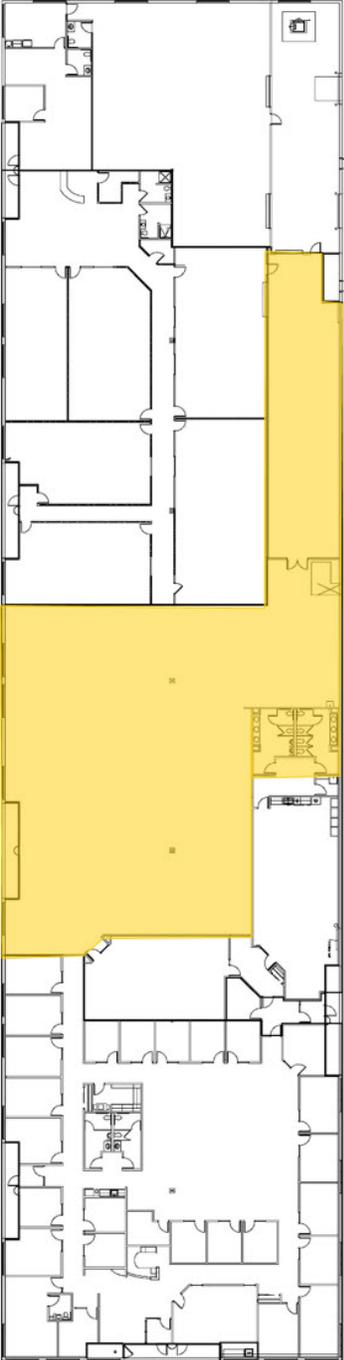
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Floor Plan

FLOOR PLAN: ± 11,455 SF Available



Photos

PROPERTY INFORMATION

Year Built	2008
County	Hancock
Zoning	PD-M
Acreage	± 4.05 acres
Parking	Abundant
Roof	Rubber membrane
Fiber	Yes (TI Connectivity as well)
Loading Access	1 Dock & 1 Drive-in
Lease Rate	\$10.95 psf Net of Janitorial & Utilities
Sale Price	Please contact broker for details

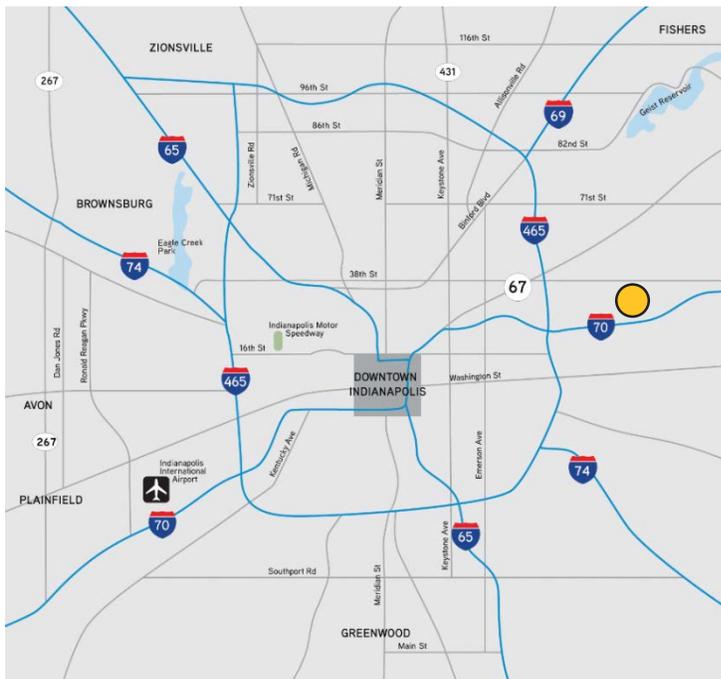


Aerial Map



MOUNT COMFORT NOTABLE EMPLOYERS

- Adidas
- Atkins Nutritionals
- Avery Dennison
- Caterpillar, Inc.
- Covance
- CVS
- Emerson Climate Technologies
- EnerDel
- Gas America
- Indiana Automotive Fasteners
- Irving Materials
- Keihin North America
- Modernfold, Inc.
- Novelty, Inc.
- S. Abraham & Sons
- Sam's Club
- Vivolac



Contact Us

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