



Mann Properties, Opus North to develop logistics and industrial park along I69 and Ind. 13

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I69 Trade Center will include 1.5 million square feet on 140 acres in Madison County

INDIANAPOLIS —Mann Properties and Opus Corporation have created a joint-venture partnership to develop an industrial park and logistics center on 140 acres at Interstate 69 and Ind. 13, which could pump millions of dollars into tiny Ingalls (pop. 1,500), which recently annexed the project site.

Named I-69 Trade Center, the park is planned for more than 1.5 million square feet of space for manufacturing, distribution and office space. The companies tentatively expect to break ground on the site this year, and already talks are underway with companies that need space with easy interstate access.

“We feel there is a hole in the manufacturing and logistics market in the northeast sector of the metro area, and our site is well positioned to fill that need. We see the beginning of demand for this product in the I-69 corridor and we’d like to be a part of that growth.” said Brian Mann, managing partner of Mann Properties, which is based in Indianapolis.

The development is part of a growing logistics business in Indiana, which is fueled by the state’s central location, easy access to interstate and air transportation and a welcoming business environment.

This is the first joint-venture between locally owned Mann Properties and Opus North, a regional division of The Opus Group, a national firm that has been developing industrial buildings throughout the country since 1953.

“Industrial companies are clamoring for facilities in centralized locations so they can manufacture their projects and distribute them as efficiently and economically as possible,” said Aleisha Jaeger, Project Manager for The Opus Group. “We’re able to develop build-to-suit facilities that will be about two minutes from the I-69 corridor, and that’s getting the attention of businesses looking to reduce fuel costs and increase distribution speeds.”

Opus and Mann anticipate the site will include multiple office/warehouse and distribution facilities within the 140-acre site. While the two companies anticipate I-69 Trade Center to bring new jobs and new economic development to the state, and specifically Madison County, it's too early to estimate just how big a boon it will be to the area.

Colliers Turley Martin Tucker (CTMT) was retained by Mann Properties and Opus North to market the facilities to businesses nationally, and they are optimistic about early interest in the site. According to John E. Huguenard, SIOR, CCIM Principal, Senior Vice President of CTMT "This is a great opportunity for Mann and Opus as they enter into their first joint venture. They have selected a prime location which has seen immense growth over the past few years and will continue to grow with the addition of I-69 Trade Center."

About Mann Properties: Mann Properties, a family-owned development company based in Indianapolis, has real estate operations in Indiana, the Carolinas, and Georgia. Mann has been in business since 1970, specializing in residential, commercial, retail and industrial development. Since entering the Charlotte market in 2005, Mann has developed several residential communities there and plans to expand into the commercial market in the Carolinas this year. www.mann-properties.com

About Opus North: Opus North, one of five regional companies within The Opus Group, is headquartered in Rosemont, Ill., and has local offices in Chicago, Milwaukee, Cincinnati, Columbus and Indianapolis. Opus North has developed more than 300 projects totaling more than 43 million square feet since starting operations in 1972. www.opuscorp.com

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