

## Airwest Lot G - Project Narrative

Six Points Company, LLC or related entity (“Developer”) is proposing a project consisting of one (1) commercial industrial building that will be approximately 70,425 SF in size on an approximately 7-acre parcel (“Site”) located at the Northwest corner of Reeves Rd. and Columbia Rd. (“Project”).

The Project is being planned as speculative; however it is anticipated that the building will be utilized by tenants for office, warehouse, manufacturing, assembly and/or distribution functions. The Site is currently zoned I-2 and is undeveloped. All nearby parcels have been developed as light industrial and/or office uses. The south portion of the Site is significantly restricted by AES Indiana electric transmission line easements. The Developer intends to comply with the current zoning and has successfully worked with AES Indiana to arrive at mutually agreeable site plan as it relates to the AES Indiana electrical transmission line easements.

The Developer intends to use modern construction methods, materials and design, utilizing primarily precast panels and steel. Upon completion, the Developer intends for the Project to be substantially similar to the elevations and site plan provided.