



Why Indianapolis for Data Centers

Five reasons Indiana is becoming the nation's most strategic digital infrastructure market

As hyperscale demand outpaces capacity in traditional hubs like Northern Virginia and Silicon Valley, institutional capital is moving to markets that offer a balanced foundation of land, power, and water. Indianapolis checks every box. Google, Microsoft, Amazon, and Meta have already committed billions here. Here is why the opportunity is real – and why now is the time to act.

01. Abundant & Affordable Land

Indiana offers large, industrially zoned parcels at 40–60% below national averages. Former farmland and repurposed industrial sites provide low-cost footprints for rapid deployment. Meta's 1,500-acre campus in Lebanon and Amazon's 1,200-acre project in New Carlisle demonstrate the scale available here – impossible to replicate in coastal markets.



02. Power-Ready Infrastructure

Indiana's industrial-grade power grid – built for manufacturing – is purpose-built for data center loads. Utilities including Indiana Michigan Power and NIPSCO are investing billions in grid upgrades. While Tier 1 markets face multi-year interconnection delays, Indiana's high-capacity substations deliver the megawatt capacity operators need today, with room to grow.

03. Reliable Water Supply

Proximity to the Great Lakes watershed and regional aquifer systems gives Indiana operators planning certainty that water-constrained markets simply cannot offer. Reliable freshwater supports efficient cooling at scale – closed-loop and hybrid designs – while satisfying increasingly stringent ESG and sustainability reporting requirements.





Why Indianapolis for Data Centers

ALLIES COMMERCIAL REALTY | MARKET INTELLIGENCE

04. Strategic Midwest Location

Indianapolis sits at the center of a major fiber crossroads with dark fiber networks, multiple interconnection points including Midwest IX, and direct routes to Chicago, Columbus, and St. Louis. For edge and micro data centers, central placement means proximity to enterprise campuses, healthcare facilities, and logistics hubs – at a fraction of coastal cost.



05. Pro-Business Regulatory Environment

House Bill 1007 provides long-term sales tax exemptions on qualified equipment and energy. Streamlined permitting processes accelerate project timelines versus congested neighboring states. For operators planning 20–30-year horizons, Indiana's regulatory predictability represents a meaningful financial advantage when evaluating site acquisition targets.

\$2B+

Google investment, Fort Wayne

1,500

acres Meta campus, Lebanon IN

40-60%

Land cost below national avg

10,000+

STEM grads annually

Top 5

US fiber crossroads city

Assessing data center opportunities in Indiana?

Allies Commercial Realty helps you evaluate power, infrastructure, and site readiness across Indiana.



ADAM STEPHENSON
Managing Director

adam@alliescommercialrealty.com
317-908-6479

Schedule a Discovery Call



317-361-4787 | alliescommercialrealty.com | info@alliescommercialrealty.com