



Media contact:

Joacim Borg // Index Investment Group

(561) 427-4922

Joacim.borg@indexinvest.com

For immediate release

**Index Investment Group & OX Group Lease 75,000 SF
Industrial/Warehouse Space in New York to Clinton's Ditch, a PepsiCo
bottling company**

DEWITT, NY. (February 25th, 2022) – [Index Investment Group](#) and [OX GROUP](#) have signed a 10-year, 75,000 SF (approx. 6,967 M²) warehouse space with Clinton's Ditch Co-operative Company, INC. at their New Venture Gear Industrial Campus in Dewitt, NY with multiple renewal options. Clinton's Ditch is a co-op founded in 1967 as a PepsiCo bottling company rooted in Cicero, NY, and this new location will serve to support their logistical operations. They join PepsiCo on site alongside the new Rolling Frito-Lay Facility being built by the same property ownership.

New Venture Gear Industrial Campus is a 109+ acre large-scale industrial, manufacturing, distribution and logistics facility that features over 1,703,000 SF (approx. 158,000 m²), CSX Intermodal Rail access, 80+ loading docks, on-site wastewater treatment plant, electrical substation with dual transmission lines at below market costs, and immediate frontage to I-90 and major highways. The campus is in the heart of the I-90/I-81 logistical corridor in East Syracuse. The property has an additional 250,000 SF of contiguous developable space for future expansion. All combined leases in addition to the FedEx Ground development on the property have helped create and revive over 700 jobs to the local community.

“Our lease with Clinton's Ditch further enhances what is truly a showcase and cornerstone property that continues to bloom as a leading economic engine for the Centerstate New York Market. Clinton's Ditch will be joining a campus that is rooted in high quality, industry leading companies that provide long-term opportunity, employment, and stability to this vital campus. We're incredibly proud to have forged this relationship and look forward to a lengthy tenure of mutual success and growth. We're very grateful for the efforts of the Town of Dewitt as well as all of the construction teams that have helped to make this possible in what has been such an amazing transformation.” - Robert J. Trafford, OXG LLC.

Index has made numerous significant investments in industrial/logistics facilities and multi-family rental communities along the East Coast of the United States. The Jupiter-based real estate investment company has ongoing and completed twenty-four developments throughout North America since 2011, including nearly 3 million square feet of commercial-industrial opportunities in this Upstate New York market.

About Index Investment Group

Index Investment Group is a dynamic real estate investment group based in Jupiter, Florida that

has major investment initiatives throughout North America including apartment communities, industrial/logistics and senior living communities. Index Investment develops intelligently designed properties throughout the East Coast of United States with a focus on Florida and contributes to the community through valuable and meaningful investments. For more information about Index Investment Group, visit www.indexinvest.com.

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