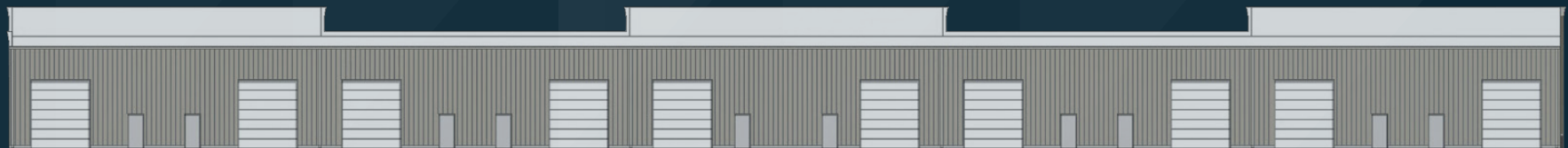


NorthPoint COMMERCE PARK

20418 Commerce Park Dr, Westfield, IN 46074



NORTH ELEVATION



SOUTH ELEVATION

LOT 1 | ±17,000 SF
LOT 2 | ±32,000 SF

BTS for Sale or Lease

[VIEW WEBSITE](#)



[VIEW PROPERTY VIDEO](#)



 **CUSHMAN &
WAKEFIELD**

Site Plan Buildings 1 & 2



BUILDING 1

BTS

BUILDING 2

Specifications

TAX ABATEMENT	10-YEAR SLIDING SCALE
ACREAGE	±2.3 ACRES
SQUARE FOOTAGE	±32,000 SF
MINIMUM DIVISIBLE SF	3,200
# OF DRIVE-IN DOORS AND SIZE	10 (12' X 14')
CLEAR HEIGHT	±24' CLEAR
COLUMN SPACING	32-FOOT STANDARD BAY WIDTH. COLUMN LINE AT CENTER OF DEPTH (50 FEET)
CAR PARKING	60
TRAILER PARKING	NONE
TRUCK COURT DEPTH	±50 FEET
BUILDING DIMENSIONS	±100' DEEP BY ±320' LONG
SPRINKLE	SPRINKLED
FLOOR THICKNESS	OFFICE ±4" – SHOP ±6"
ROOF	STANDING SEAM METAL
POWER	10 SERVICES AT 200 AMPS EACH
ZONING	PUD

Site Images



Access and Location



STATE ROAD 38

SHERIDAN RD

GRASSY BRANCH RD

EAST STREET

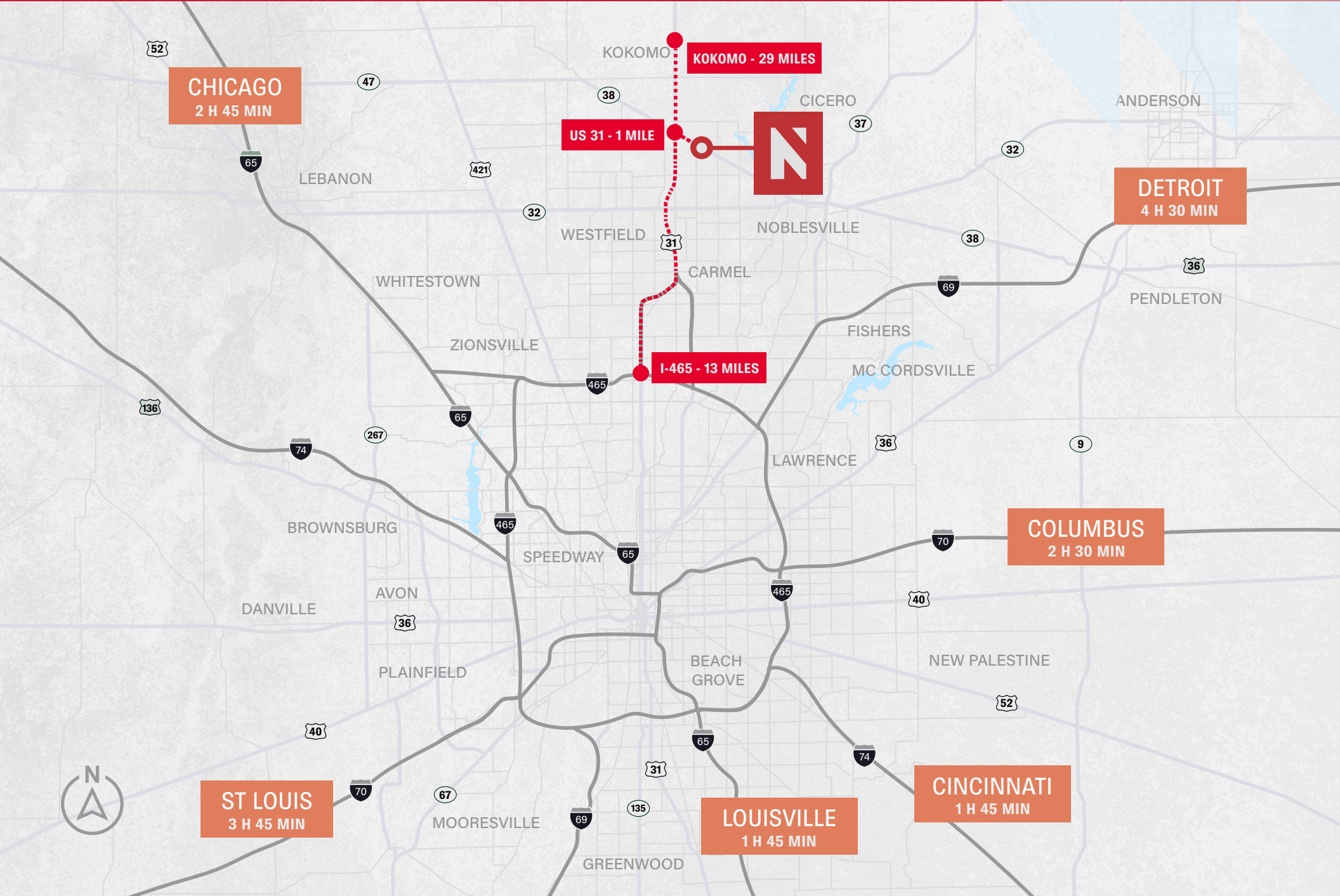


STATE ROAD 32

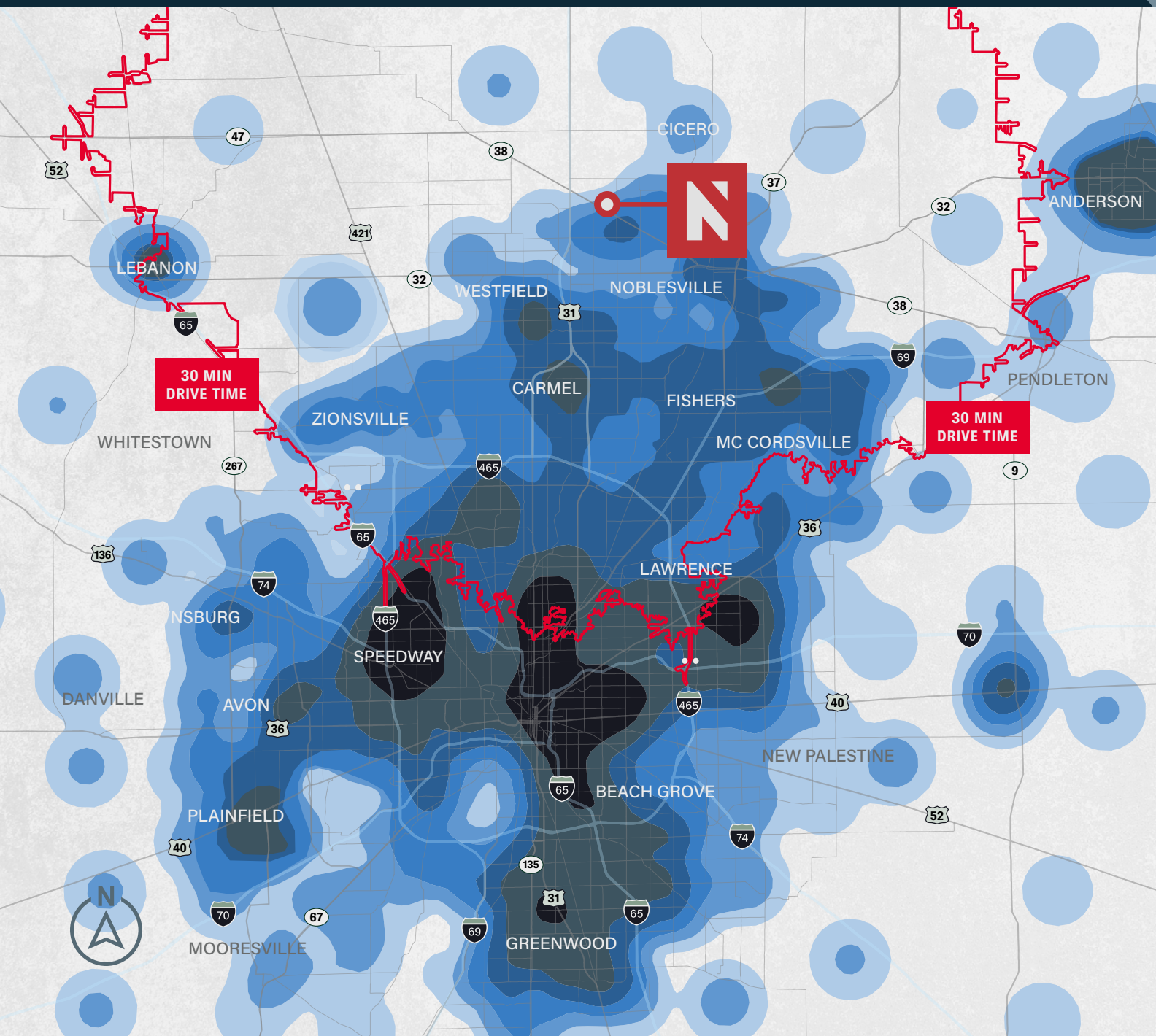
16 MIN
DRIVE TO
I-465



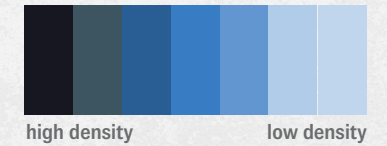
Drive Time Map



Labor Heat Map



2023 Blue Collar POPULATION DENSITY



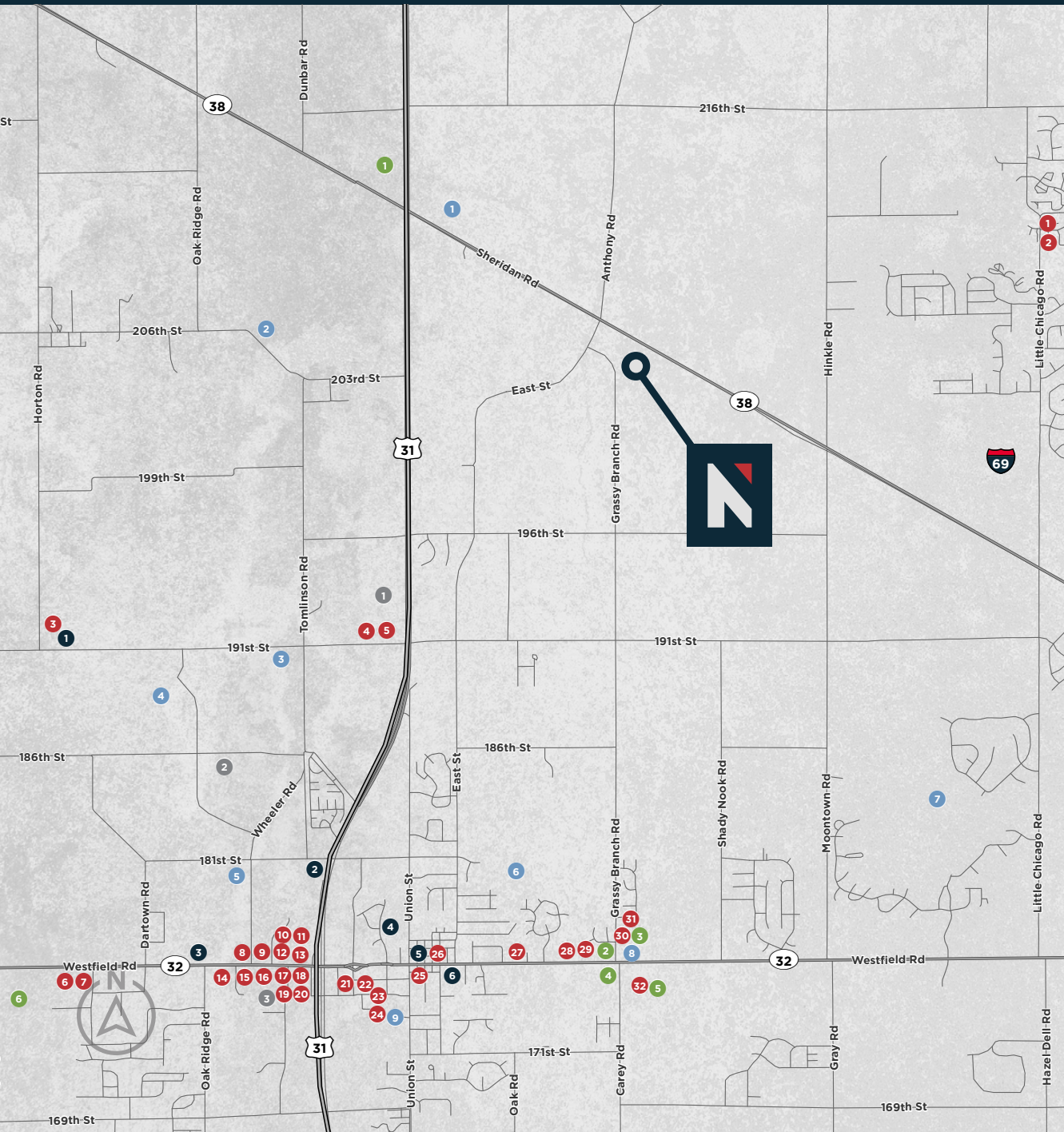
2023 Demographics WITHIN 30 MIN DRIVE TIME

30,409 WAREHOUSE EMPLOYEES
58.2% COLLEGE EDUCATED

2.8% UNEMPLOYMENT RATE
14.4% HIGH SCHOOL EDUCATED

\$93,730 MEDIAN HH INCOME

Amenities Map



ENTERTAINMENT

1. West Fork Distillery
2. Grand Junction Brewing Co
3. Birdie's Golf & Sports Bar
4. Four Finger Distillery
5. Westfield Wine Vault
6. Field Brewing Co

HOTELS

1. Spring Hill Suites
2. Wyndham Westfield
3. Hampton Inn

RECREATION

1. MacGregor Park
2. Chatham Hills Golf Course
3. Monon Rail Trail
4. Grand Park
5. Westfield YMCA
6. Freedom Trail Park
7. Pebble Brook Golf Course
8. Planet Fitness
9. Grand Junction Plaza

SHOPPING

1. Hamilton Crossroads
2. CVS Pharmacy
3. Ace Hardware
4. Walgreen's
5. Kroger
6. Meijer

RESTAURANTS

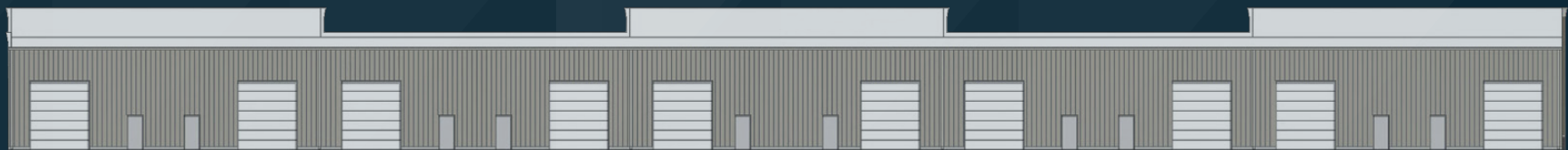
1. Pizza King
2. The Piper
3. The Mash House
4. Starbucks Coffee
5. Wendy's
6. Slim Chickens
7. Sonic Drive-In
8. Chick-Fil-A
9. Portillo's
10. Dunkin
11. Bub's Burgers
12. McDonald's
13. Culver's
14. Thai Isaan
15. Denny's
16. Saladworks
17. Los Agaves
18. Titus Bakery & Deli
19. Noble Romans Craft Pizza
20. Jimmy John's
21. Rivet Coffee Bar
22. Chiba Sushi
23. The Italian House on Park
24. Nyla's
25. Union Jack Pub
26. Ben's BBQ Shack
27. Big Hoffa's Smokehouse
28. Pasto Italiano
29. Lincoln Square Pancake House
30. Rail Cafe
31. Nori Steakhouse
32. Carey Tavern



NorthPoint COMMERCE PARK



NORTH ELEVATION



SOUTH ELEVATION

For More Information, Please Contact:

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