

# 1821 BASTIAN COURT

WESTFIELD, INDIANA 46074

**Bastian**  
SOLUTIONS  
NORTHPOINT ADVANCED LOGISTICS CENTER

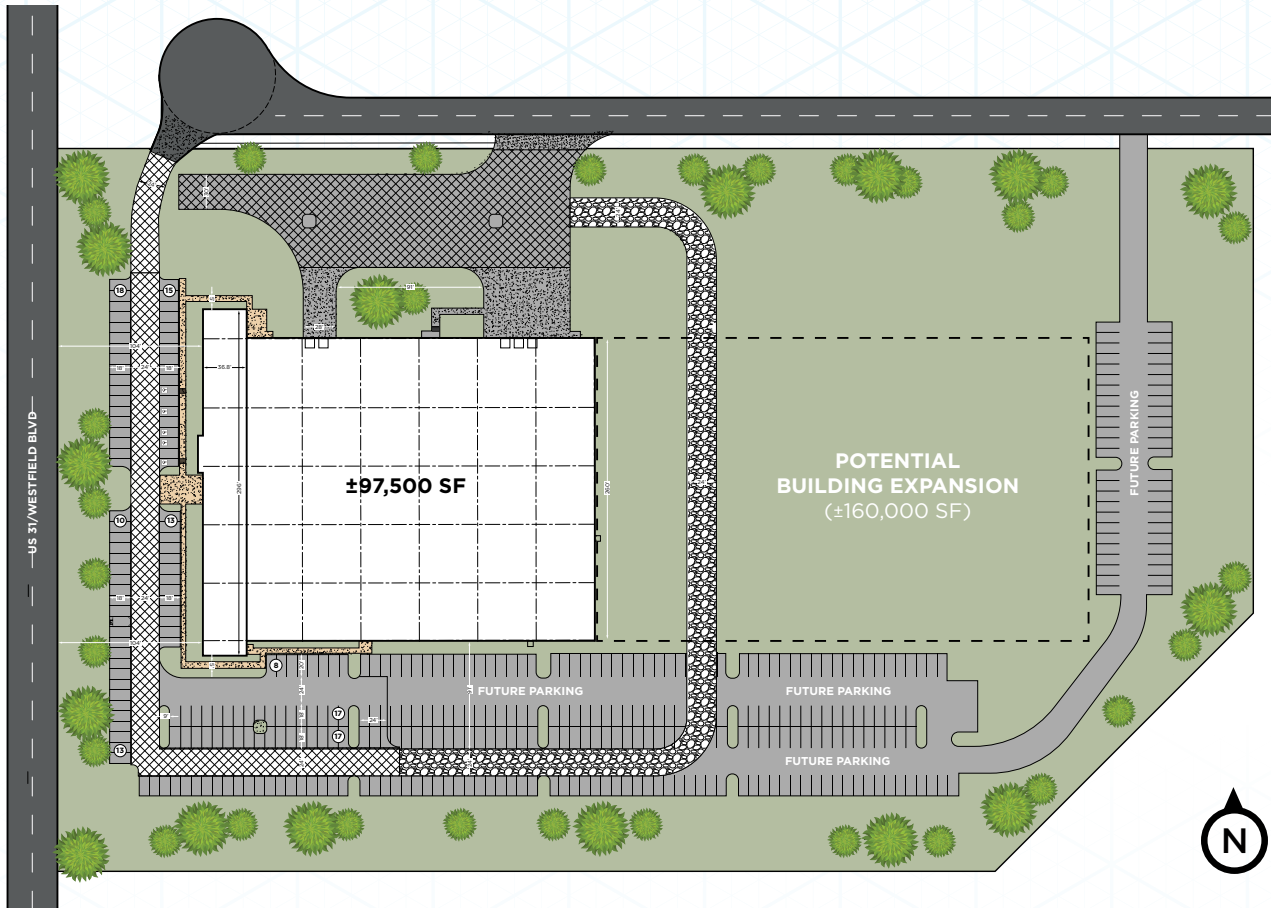
For Sale

±97,500 SF Available

Building located in Northpoint Business Park developed by Holladay Partners

 CUSHMAN &  
WAKEFIELD

# SUBJECT BUILDING FEATURES



<b>ADDRESS</b>	1821 Bastian Court Westfield, IN 46074
<b>PARCEL #</b>	29-06-19-002-001.000-015
<b>SITE SIZE</b>	±12.27 acres
<b>DATE CONSTRUCTED</b>	2018
<b>ZONING</b>	Enclosed Industrial
<b>SQUARE FOOTAGE TOTAL</b>	±97,500 SF <ul style="list-style-type: none"> <li>• Manufacturing/Warehouse: ±76,855 SF</li> <li>• Office: ±20,644 SF (2nd Floor unfinished office space; ±10,322 SF each floor)</li> </ul>
<b>CLEAR HEIGHT</b>	28'
<b>EXPANSION OPPORTUNITY</b>	Additional ±160,000 SF expansion potential, grade ready
<b>AUTO PARKING</b>	106 (+5 handicap spaces)
<b>FLOOR SLAB</b>	6" Non-reinforced majority (isolated pads thicker)
<b>FIRE PROTECTION</b>	ESFR
<b>COLUMN SPACING</b>	50' x 50' Typical
<b>SPACING BAYS</b>	50' x 60' Staging Bays
<b>ELECTRICAL</b>	2,000 Amps, 480 Volts, 3 Phase, 4 Wire
<b>LIGHTING</b>	LED
<b>LOADING</b>	4 Dock Doors 1 Drive-in Door
<b>AVAILABILITY</b>	Building available Q2 2026

# EXTERIOR BUILDING PHOTOS



1. NORTH SIDE OF BUILDING



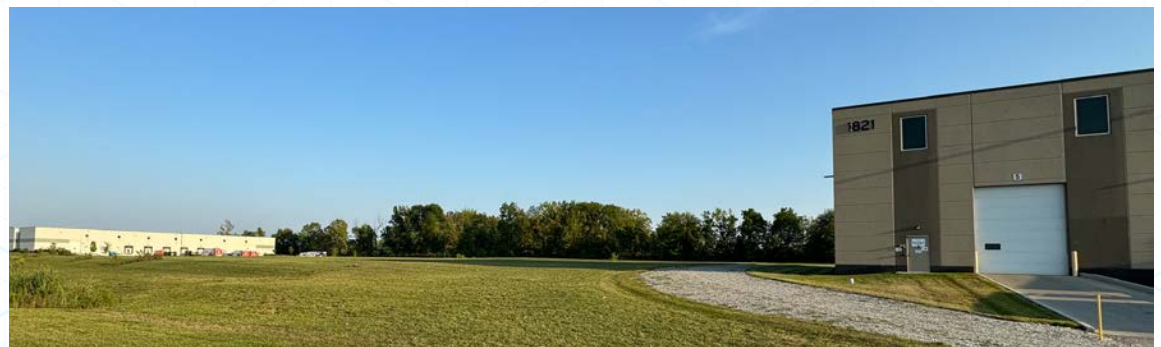
2. NORTH SIDE OF BUILDING



3. NORTH SIDE OF BUILDING



4. FRONT OF BUILDING



5. POTENTIAL EXPANSION AREA IS GRADE READY



# INTERIOR BUILDING PHOTOS



MANUFACTURING/WAREHOUSE



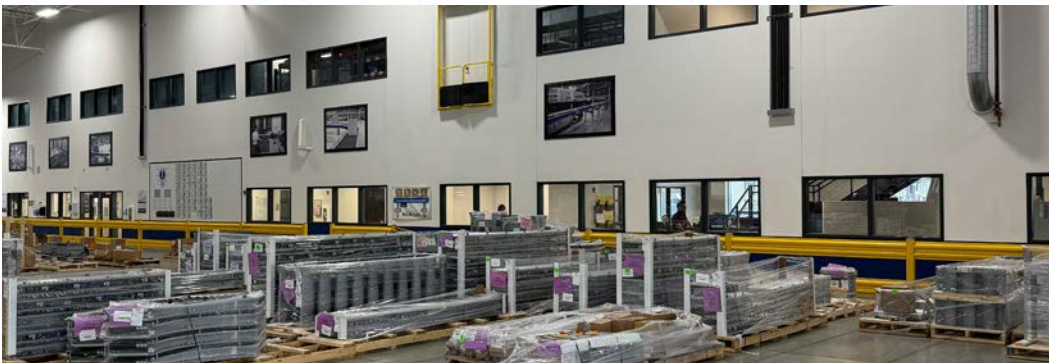
MECHANICAL ROOM



CONFERENCE ROOM



LOBBY



MANUFACTURING/WAREHOUSE



HALLWAY AREA ADJACENT TO MANUFACTURING/WAREHOUSE

# THE INDIANA ADVANTAGE

Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA**, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.

**#1**  
in pass through  
highways

Located at the **MEDIAN CENTER**  
of the **U.S. POPULATION**

**#1**  
in Midwest

**BUSINESS  
TAX CLIMATE**

**#9**  
in the U.S.

**#1**  
in Midwest

**BEST STATE  
FOR BUSINESS**

**#9**  
in the U.S.

**#1**  
**INFRASTRUCTURE**  
America's Top  
States for Business

**1 IN 5**  
**INFRASTRUCTURE**  
America's Top  
States for Business

**#2**  
**IN U.S. FOR**  
Worldwide  
lifesciences exports



**Abbott**

**TOYOTA**  
ADVANCED LOGISTICS

**Bastian**  
SOLUTIONS  
a TOYOTA ADVANCED LOGISTICS company

**BROWNING  
CHAPMAN**

**Community**  
Health Network

**FUTURE**  
**Gordon**  
FOOD SERVICE

**Building is located in Northpoint Business Park developed by Holladay Properties**

**Current Other Occupiers:** Gordon Food Service, Abbott Laboratories, Browning Chapman, Tradewinds Logistics

# LABOR OVERVIEW



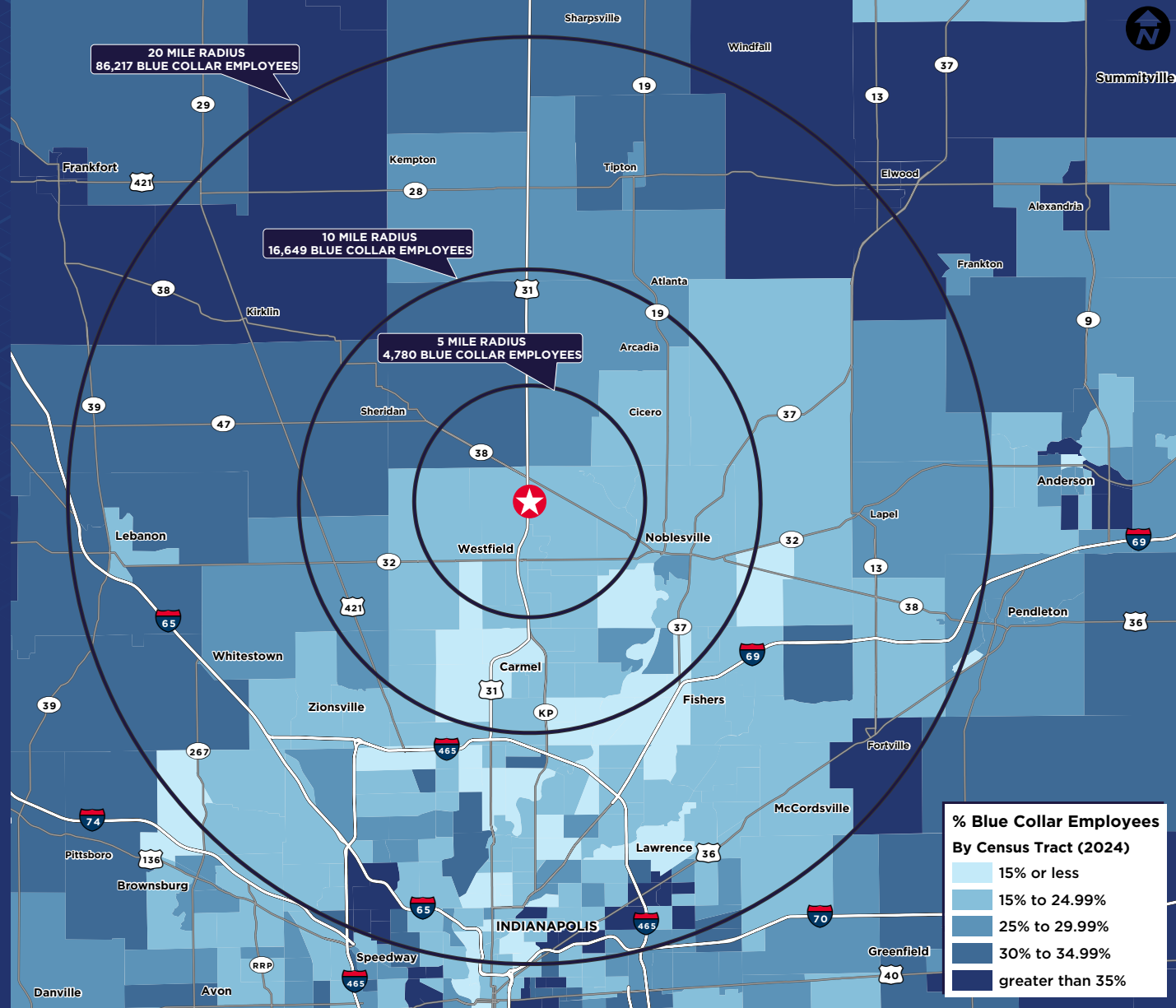
**11 MINUTE**  
drive to I-465



**25 MINUTE**  
drive to Downtown Indianapolis



**30 MINUTE**  
drive to the  
Indianapolis International Airport



## THE FUTURE HUB OF TECH AND ADVANCED MANUFACTURING IN CENTRAL INDIANA

### STRONG LABOR POOL

- Access to a high-quality workforce in various communities
- Includes a diverse and growing mix of blue and white-collar workers



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