

239,157 SQUARE FOOT SPECULATIVE INDUSTRIAL DEVELOPMENT AVAILABLE FOR LEASE

NORTHFIELD DRIVE COMMERCIAL BUILDING

1665 W. NORTHFIELD DRIVE, BROWNSBURG, IN



[VISIT NORTHFIELDDRIVEUS136.COM](https://www.northfielddriveus136.com)

[VIEW PROPERTY VIDEO](#)

PROPERTY HIGHLIGHTS

- New speculative development: 239,157 square feet (divisible to 44,550)
- High-image exterior building design
- 1.85 miles to Interstate I-74
- 4.98 miles to Interstate I-465
- Ability to accommodate multi-tenant configurations

Developed and owned by

Browning

 **CUSHMAN &
WAKEFIELD**

OVERALL SITE PLAN

PHASE I

(EAST of Northfield Dr.)

Building 1:

239,157 SF

AVAILABLE

105,057 SF divisible to 44,550 SF

PHASE II

(WEST of Northfield Dr.)

Building 2:

238,200 SF

Building 3:

244,320 SF

— UTILITIES —



ELECTRIC
DUKE
ENERGY



GAS
CITIZENS
ENERGY



WATER
BROWNSBURG
MUNICIPAL



SEWER
BROWNSBURG
MUNICIPAL



INTERNET
AT&T AND
SPECTRUM

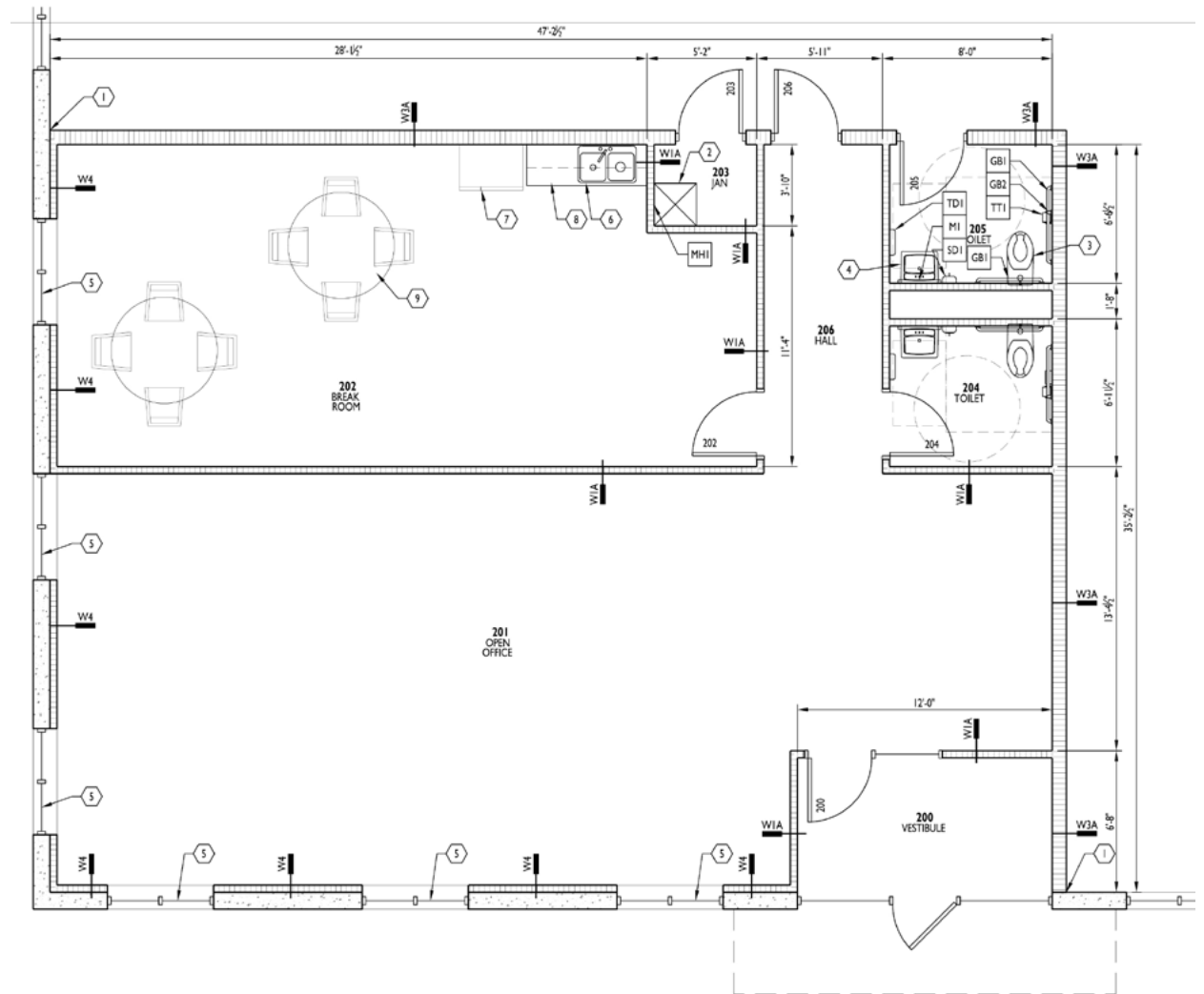


BUILDING 1 SPEC OFFICE

Spec Office: ±1,600 SF

Layout:

- Two (2) restrooms
- Janitorial closet
- Open office
- Break room
- Entry/vestibule

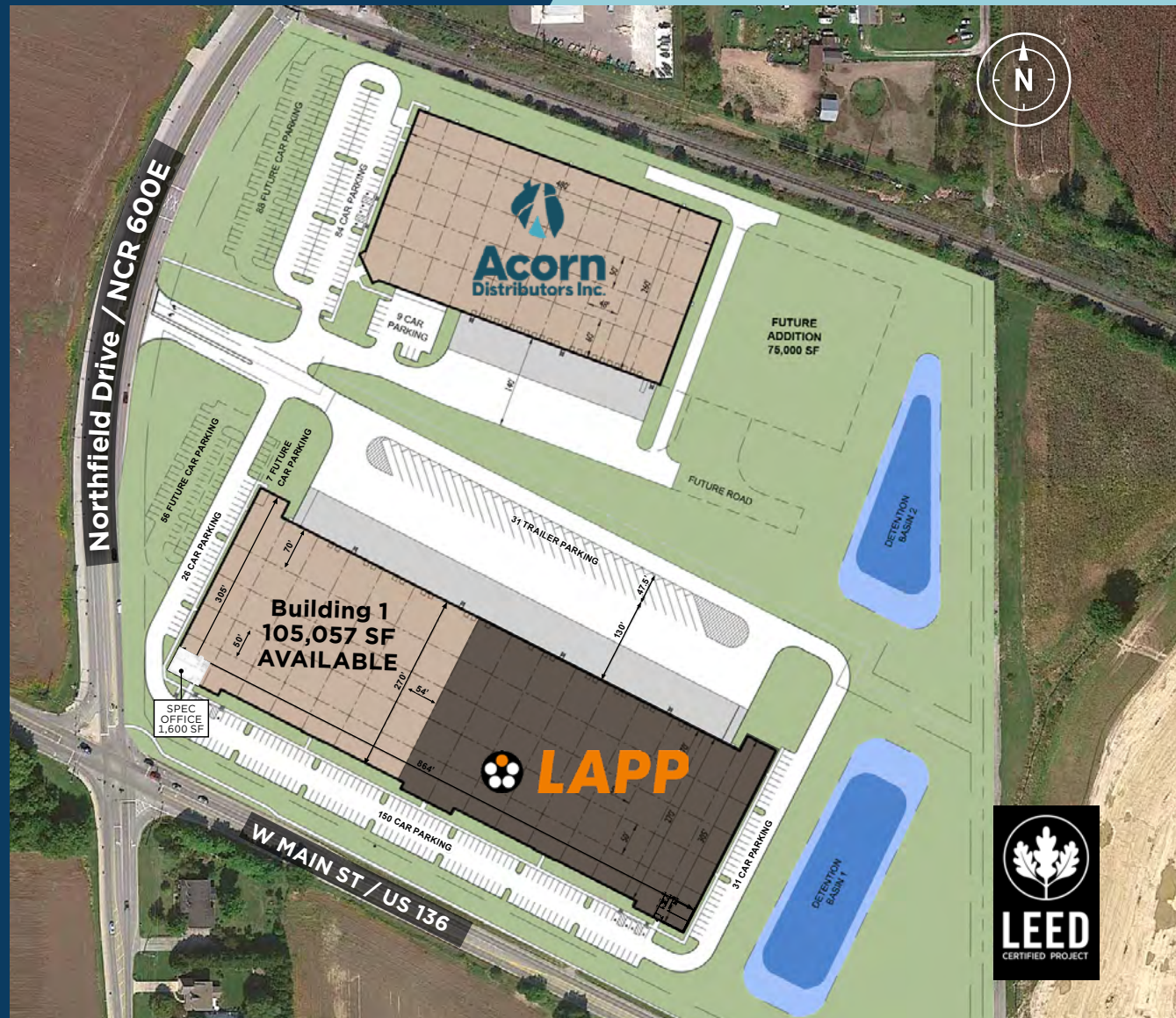


PHASE I BUILDING 1

105,057 SF AVAILABLE

(Divisible to 44,550 SF)

- **Total building SF:** 239,157 SF
- **Building depth:** 270'
- **Spec office:** ±1,600 SF
- **Clear height:** 32'
- **Bay size:** 54' x 50'
- **Speed bay size:** 54' x 70'
- **10 dock doors** (9'x10')
- **Dock package:** (7' x 8'), 40,000 lb. leveler
- **1 drive-in door** (12'x14', motorized)
- **Truck court:** 130' deep with 60' concrete and 70' HD asphalt (with 31 angled future trailers)
- **Auto parking:** 92 spaces
- **Future auto parking:** 63 spaces
- **Floor thickness:** 7" unreinforced
- **Fire protection:** ESFR
- **HVAC:** Energy rotation units
- **Electrical:** (1) 400 amp service
- **Lighting:** LED lights with motion sensors



PHASE II FEATURES

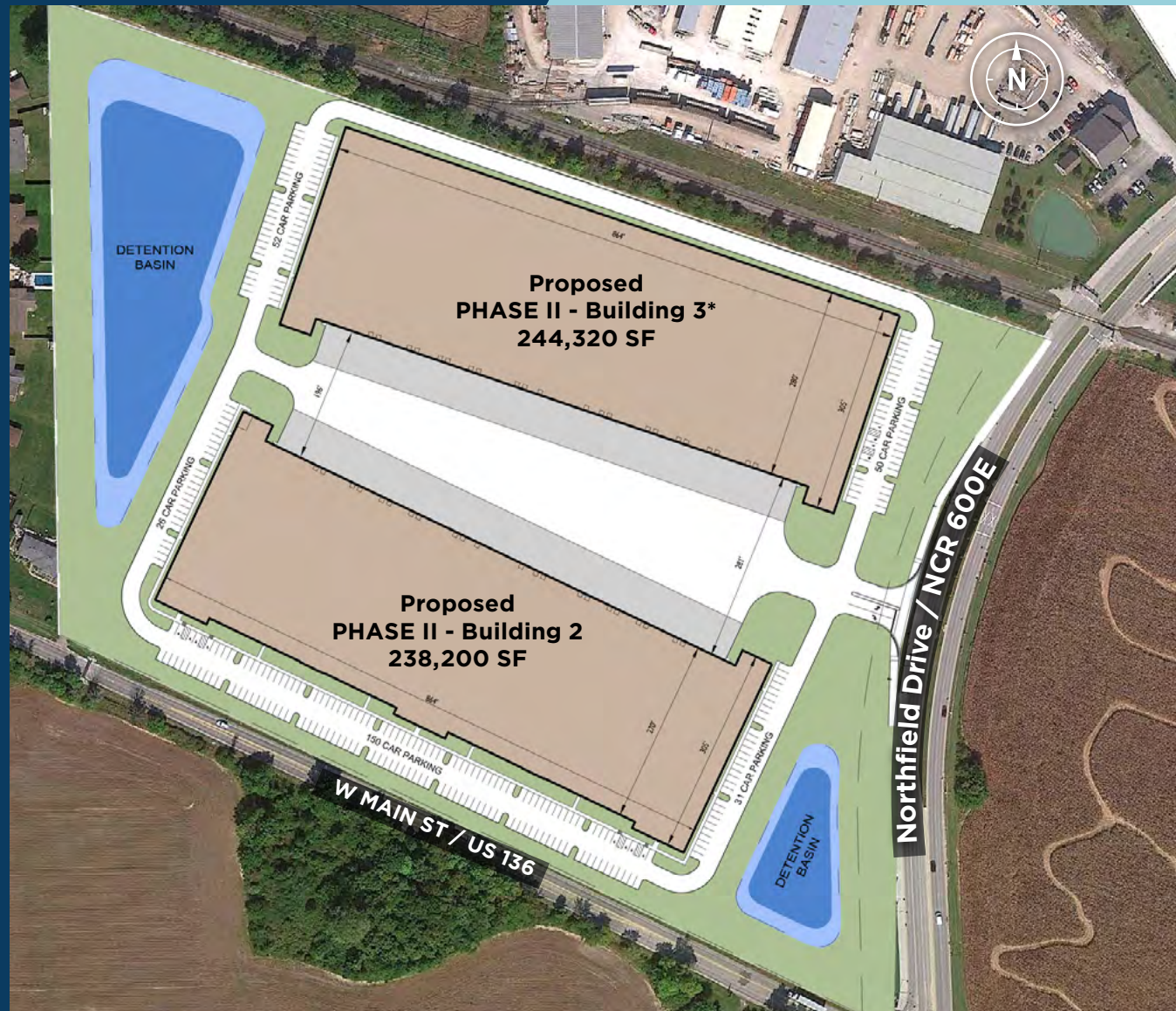
PHASE II - BUILDING 2

- **Size:** 238,200 SF
- **Building depth:** 270'
- **Clear height:** 32'
- **22 dock doors** (9'x10')
- **Dock package:** (7' x 8'), 40,000 lb. leveler
- **2 drive-in doors** (12'x14', motorized)
- **Auto parking:** 207 spaces

PHASE II - BUILDING 3

**(building may be modified to Tenant preference)*

- **Size:** 244,320 SF
- **Building depth:** 280'
- **Clear height:** 32'
- **22 dock doors** (9'x10')
- **Dock package:** (7' x 8'), 40,000 lb. leveler
- **2 drive-in doors** (12'x14', motorized)
- **Auto parking:** 102 spaces



JUST DOWN THE STREET FROM DOWNTOWN BROWNSBURG

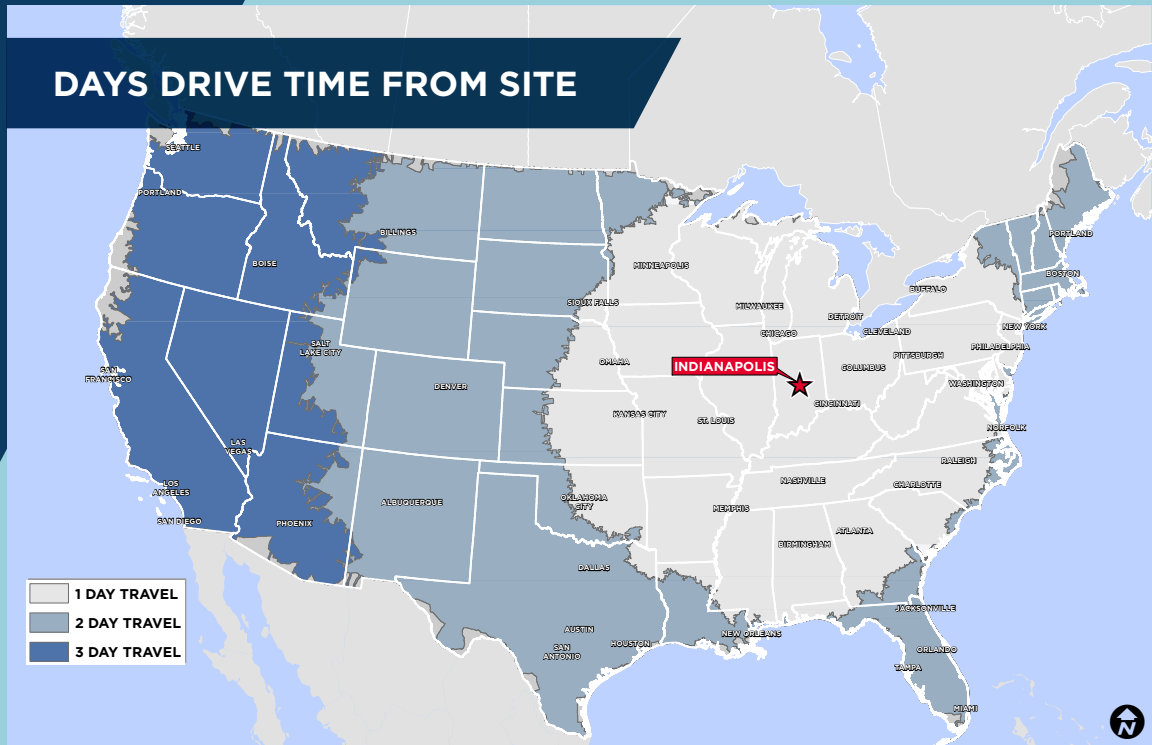
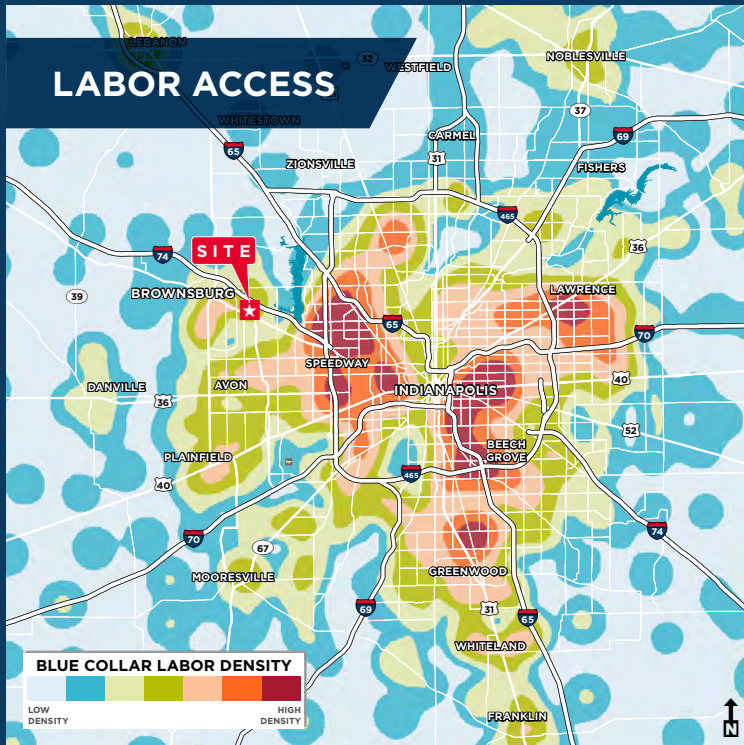
AMENITY-RICH AREA



CLOSE INTERSTATE PROXIMITY

4.98 MILES TO INTERSTATE 465





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Developed and owned by

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