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2017 Central Indiana Industrial Available Properties





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Cushman & Wakefield's Construction Representation team offers a comprehensive array of pre-construction and construction services for build-to-suit, interior build-out and renovation projects. No matter the size or nature of the project, all viable alternatives are investigated and leveraged against each other. Acting as the client's exclusive representative, our proven process creates competition and positively affects our client's bottom line.

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Available Multi-Tenant Buildings

FOR LEASE



I-70 West Commerce Park Innovation Blvd., Clayton, IN

100,000–2,000,000 sf

Build-to-suit, multi-tenant or freestanding facilities with opportunities of 100,000 to 2,000,000 SF available, build-to-suit office, docks, drive-in doors, real estate tax abatement program, located immediately off Interstate 70 at the S.R. 39 interchange.

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Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR LEASE



Perry Industrial Park Lot 6 Spec Buildings

156,000–281,400 sf

Excellent Northwest submarket location with easy access to I-65. Building 1 features 281,400 sf with BTS office, 70 docks, 4 drive-ins and 32' clear height. Building 2 features 156,000 sf with BTS office, 28 docks, 2 drive-ins and 32' clear height.

Michael Weishaar, SIOR, +1 317 639 0494, michael.weishaar@cushwake.com
Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@cushwake.com

FOR LEASE



Greenwood Commerce Center Chaney Avenue, Greenwood, IN

232,500 sf

New construction of 232,500 sf (divisible) with build-to-suit office. 32' clear height with 16 loading docks and 2 drive-in doors. Available October 2017.

Bryan Poynter, SIOR, CCIM, +1 317 639 0482, bryan.poynter@cushwake.com

PRELEASING PHASE II EXPANSION



Park 350 3701 David Howarth Drive, Lafayette, IN

31,500–178,920 sf

Freestanding or multi-tenant facility, expandable up to 178,920 sf. Master planned business park, maximum 10-year property tax abatement, 28' ceiling height, 31+ docks with levelers and seals, 2+ drive-in doors, 23+ acres, ESFR sprinkler system-75 PSI, 1600A, 480/277V, 3P power.

Jeff Castell, SIOR, CCIM, +1 317 639 0436, jeff.castell@cushwake.com

FOR LEASE



730 Columbia Drive Plainfield, IN

162,716 sf

New construction, 162,716 SF remaining, 5% BTS office, 32' ceiling height, 16 docks, 2 drive-in doors, ESFR sprinkler system, T5 lighting, gas-fired heater, 140' and 200' truck court, 154 car parking. Located in MetroAir Business Park, Hendricks County, Plainfield, Indiana.

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FOR LEASE



Building 1 4850 Indianapolis Road, Whitestown, IN

152,000 sf

This 323,000 sf modern bulk facility has been partially leased, and a 152,000 sf unit remains. The facility is located just off I-65 and is 25 miles from the Indianapolis International Airport. The building offers precast construction, dock loading and onsite trailer storage.

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Available Multi-Tenant Buildings

FOR SALE OR LEASE



Westfield Business Centre 132,936 sf
17001-17075 Oak Ridge Road, Westfield, IN

New construction with proposed 132,936 SF available, demisable to 26,728 SF.
J. Bart Book, SIOR, +1 317 639 0422, bart.book@cushwake.com
Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

FOR LEASE



1530-1540 Kepner Drive 120,000 sf
Lafayette, IN

This block and metal facility can offer a cross-dock or single-sided load layout. The building features minimal office, 17 docks, 3 drive-ins and a 24'-27' clear height.

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FOR SALE OR LEASE

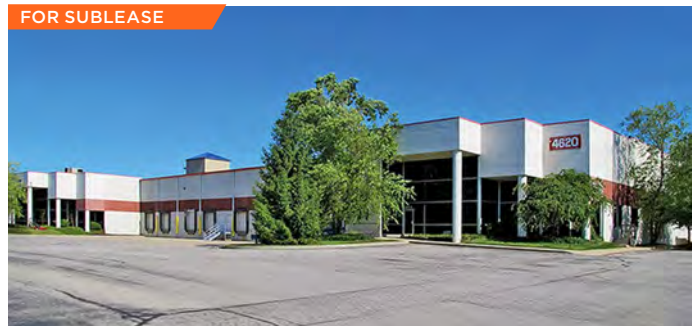


1900 E. North Street 88,600 sf
Kokomo, IN

88,600 total building square footage, 43,000 sf for lease, 3,000 sf office, 6 dock doors, 17'-20'6" clear height, 25' x 50' column spacing, wet sprinkler system, zoned High Intensity, U.S. 31 access.

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FOR SUBLEASE

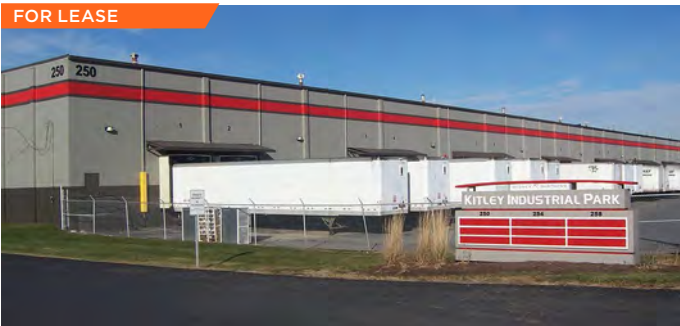


North by Northwest II 88,320 sf
4620 W. 84th Street, Indianapolis, IN

Industrial business park setting on the northwest side of Indianapolis. Suite 300/400 features 88,320 SF of space with 12,500 SF of office build-out, 19 docks and 2 drive-ins. Sublease expires April 2019.

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FOR LEASE



258 S. Kitley Avenue 39,972-81,250 sf
Indianapolis, IN

This precase/block facility offers cost-efficient, high-bay ceiling distribution capabilities. The end unit features 39,972 SF with approximately 500 SF of office build-out, 8 dock doors and 1 drive-in. The middle unit features 41,278 SF with approximately 1,250 SF of office build-out and 3 docks. Both units feature rail-served doors and can be combined for a total of 81,250 SF of contiguous space.

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FOR LEASE



North by Northwest, Building III 75,766 sf
8460 Bearing Drive, Indianapolis, IN

Flex building located in the northwest submarket. Features 75,766 sf of available space with build-to-suit office, 14 docks and 2 drive-ins.

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Available Multi-Tenant Buildings

FOR LEASE



MetroAir 5 **43,278 sf**
702 Columbia Road, Plainfield, IN

New construction, 43,278 sf available, BTS office, 28' ceiling height, docks, drive-in doors, ESFR sprinkler system, T5 lighting, gas-fired heater, 200' truck court, car parking. Located in MetroAir Business Park, Hendricks County, Plainfield, Indiana.

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FOR LEASE



Castleton Park **41,539 sf**
7990 Castleway Drive, Indianapolis, IN

One-story office/flex space. Located within Castleton Park off of 82nd Street. Fully air-conditioned, heavy power, 7,000 sf office, 14' clear height, one dock and one drive-in.

Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com

FOR LEASE



2363 E. Perry Road, Suite 141 **38,250 sf**
Plainfield, IN

Located in the popular Plainfield distribution submarket, Suite 141 has 38,250 sf with 1,552 sf office, 11 docks, 1 drive-in, 30' clear height and ESFR sprinkler system.

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 Bryan Poynter, SIOR, CCIM, +1 317 639 0482, bryan.poynter@cushwake.com

FOR LEASE



Brookside Industrial Centre, Building 7 **27,657 sf**
1710 Jenkins Street, Indianapolis, IN

Cost-effective distribution/manufacturing building on the east side of Indianapolis, near I-70 and Emerson exit. Suite B features 3,200 sf of office, 3 docks, 2 drive-ins and 16' clear height. Fenced outside storage.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR LEASE



NxNW VII **24,294 sf**
4625 W. 86th Street, Indianapolis, IN

Office/warehouse facility on the northwest side of Indianapolis with convenient access to I-465 and I-65. Suite 300 offers 24,294 sf with 2,298 sf of office build-out, 6 docks, 1 drive-in and 86th Street frontage.

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FOR LEASE



510 W. Merrill Street **23,800 sf**
Indianapolis, IN

Located in the Central Business District, this building offers 23,800 total SF with 21,300 SF fully heated, air conditioned and humidity-controlled and 2,500 SF air conditioned office. Three dock doors and one drive-in with a 20' ceiling height.

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 Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

Available Multi-Tenant Buildings

FOR LEASE



Georgetown Commerce Park, Bldg. 200 17,560 sf
7301 Georgetown Road, Indianapolis, IN

Bldg. 200 has two suites available (203 & 205). Suite 203 has 6,005 SF available and Suite 205 has 11,555 SF available with 18' ceiling height.

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FOR LEASE



Brookside Industrial Centre, Building 8 16,362 sf
1650 Wales Avenue, Indianapolis, IN

Cost-effective, distribution/manufacturing building on the east side of Indianapolis, near I-70 and Emerson exit. Features 2,796 sf office build-out.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR LEASE



Western Select, Building 30 4,800-14,600 sf
2525 N. Shadeland Avenue, Indianapolis, IN

Located on the east side of Indianapolis, the property offers efficient pricing and flexible terms and options. It also boasts excellent interstate access to I-70 and I-465 via Shadeland Avenue.

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FOR LEASE

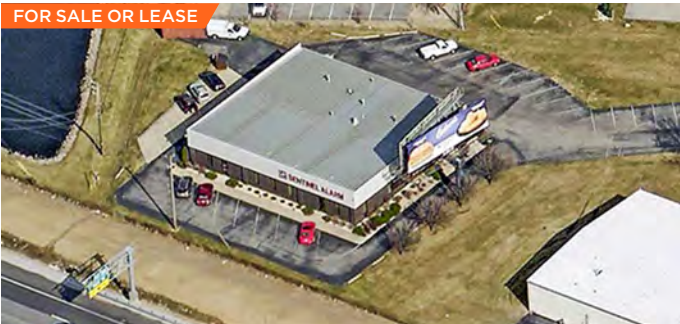


8103 E. 45th Street ±9,179 sf
Indianapolis, IN

Facility with ±9,179 sf, ±1,600 sf office, 15' to 20'-9" ceiling height, 5 auto parking (expandable), 3 drive-in doors with access to docks, Pendleton Pike access.

Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR SALE OR LEASE



7520 E. 88th Place 7,200 sf
Indianapolis, IN

Freestanding office/warehouse facility, 7,200 sf total, 6,300 sf office, 1.097 acres, zoned I-2, 1 drive-in door, 13'-6" ceiling height, 33 parking spaces, I-69 visibility.

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FOR LEASE



Lincoln Business Park 5,400 sf
1402-1430 Sadlier Circle West Drive, Indianapolis, IN

Conveniently located off of Brookville Rd., Suite 1410 includes 1,240 SF of office, 4 shared docks and 1 drive-in.

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Available Multi-Tenant Buildings

FOR SUBLEASE



**10080 E. 121st Street
Fishers, IN**

3,770 sf

Suites 109 & 112B. Two private offices, conference room and break room. Abundant parking available. Sublease through 01/01/2019.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR LEASE



**Brookside Industrial Centre, Building 1
1761 N. Sherman Drive, Indianapolis, IN**

1,800-3,600 sf

Cost-effective flex space located on the east side of Indianapolis near I-70 and Emerson Avenue. Suites C&D features 3,600 SF of contiguous space. Suite L features 2,880 SF.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR LEASE



**Georgetown Commerce Park, Bldg. 100
7301 Georgetown Road, Indianapolis, IN**

2,871 sf

Suite 112 available with 2,871 SF and 1,200 SF of office located on Georgetown Rd., adjacent to Park 100.

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FOR LEASE



**Lincoln Business Park
1322-1434 Sadlier Circle East Drive, Indianapolis, IN**

1,200-1,213 sf

Multi-tenant flex building located within the east submarket. There are nine available spaces, varying in size between 1,200 sf and 2,400 sf.

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Available Freestanding Buildings

FOR LEASE



**135 S. Mt. Zion Road
Lebanon, IN**

1,091,435 sf

Freestanding facility 1,091,435 sf, 33' ceiling height, T-5 high bay lighting, ESFR sprinkler system, 49.19 acres, 525 auto parking, 60 docks, 4 drive-ins, 43' x 43' dock bays, new roof in 2017, quick access to I-65.

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FOR SALE



**I-70 West Commerce Park Building 2
Clayton, IN**

602,073 sf

New construction, freestanding facility consisting of 602,073 sf on 45.67 acres, build-to-suit office, 36' clear, 60 docks, 4 drive-in doors, 462 auto parking spaces, 54' x 54' column spacing, T-5 lighting, 572' building depth.

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FOR LEASE



**703 N. Graham Road
Greenwood, IN**

496,072 sf

Freestanding facility 496,072 SF divisible, new construction, 36' ceiling height, T-5 lighting, ESFR sprinkler system, 31.39 acres, 362 auto parking, 82 trailer parking, 48 docks, 4 drive-ins, quick access to I-65, 10-year real estate tax abatement.

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FOR LEASE



**640 S. State Road 32
Lebanon, IN**

476,200 sf

Freestanding facility 476,200 sf, 30' ceiling height, T-5 high bay lighting, ESFR sprinkler system, 44.07 acres, 131 auto parking, 50 docks, 1 drive-ins, 52'6" x 52' dock bays, Planned Business Industrial zoning, CSX rail-served, 5 rail doors, quick access to I-65.

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FOR LEASE



**MetroAir 6
Columbia Road, Plainfield, IN**

382,654 sf

New construction, 382,654 sf divisible to 150,000 sf, build-to-suit office, 32' clear, 40 docks, 4 drive-ins, 140' truck court, ESFR sprinkler system, linear LED high bay lighting, 236 car parking spaces, 53 trailer parking spaces, zoned PUD, 10-year real estate tax abatement.

Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com

FOR LEASE



**3100 Reeves Road
Plainfield, IN**

315,000 sf

This excellent single-tenant, modern-bulk facility, located in the desirable SW submarket, features 8,820 sf of office build-out, 34 dock doors (with cross-dock configuration) and 2 drive-in doors. The facility also features secured truck court access and was previously AIB food-grade certified.

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Scott O'Neil, J.D., +1 317 352 5435, scott.oneil@cushwake.com

Available Freestanding Buildings

FOR SALE OR LEASE



Summit Park Building 300,000 sf
7310 Innovation Blvd., Fort Wayne, IN

Exceptional 300,000-SF, fully air conditioned, advanced manufacturing and engineering facility located on 25-acre campus-like setting. Production area floors have electrostatic dissipative (ESD) properties. Building has newer CAT 6E cabling and an extensive security system.

Michael Weishaar, SIOR, +1 317 639 0494, michael.weishaar@cushwake.com
Steve Zacher, +1 260 422 8474, szacher@zacherco.com

FOR LEASE



2201 E. Loew Road 249,920 sf
Marion, IN

Sealed freestanding metal and block distribution facility featuring 36 dock doors (with pit levelers and lights), 1 drive-in and over 65 onsite trailer parking spaces. The facility also features 9,049 sf of office build-out and a ceiling height ranging from 24'-28' 6".

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FOR LEASE



Airtech Business Park ±248,000 sf
445 Airtech Parkway, Plainfield, IN

Build-to-suit, ±248,000 sf, 22.27 acres, zoned I-2, build-to-suit office, 49 docks, 2 drive-ins, 50' x 50' column spacing in dock bays, 60' bay staging, 32'-36' clear, 10-year real estate tax abatement.

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FOR SUBLEASE



3011 N. Franklin Road 241,896 sf
Indianapolis, IN

For sublease, freestanding facility consisting of 241,896 sf, 57,496 sf office, 18.62 acres, 20'± ceiling height, 22 docks, 2 drive-in doors, 500± auto parking spaces, zoned I-2-S and I-4-S. Located in Marion County East submarket.

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FOR SALE



5600 W. Raymond Street ±231,509 sf
Indianapolis, IN

Freestanding facility consisting of ±231,509 sf on 13.87± acres, ±166,967 sf warehouse, ±30,907 sf office, ±33,635 sf lab/work area, 17' clear in warehouse/production area, docks, drive-in door, ±200 auto parking spaces, zoned, I-3-S, heavy power, wet sprinkler system, fenced/secured car parking area, chiller and freezer rooms, generator on site. Located in Park Fletcher Business Park.

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FOR SALE OR LEASE



9101 S. Innovation Boulevard 50,000-215,000 sf
Indianapolis, IN

50,000 SF shell building on 8.33 acres—expandable to 215,000 SF. BTS office, HVAC, floor slab, and lighting. I-69 visibility.

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Scott O'Neil, J.D., +1 317 352 5435, scott.oneil@cushwake.com

Available Freestanding Buildings

FOR LEASE



Project I-65 **201,600 sf**
5290 Performance Way, Whitestown, IN

New construction in the Boone Industrial Park located in Whitestown, IN. 201,600 sf remaining, 36' ceiling height, 50' x 50' column spacing, 60' dock bay spacing, up to 18 docks, up to 1 drive-in door, 269+ car parking, 140' truck court, situated on 28.42 acres, 8" insulated concrete wall construction, ESFR sprinkler system, maximum 10-year real estate tax abatement program.
Luke Wessel, SIOR, +1 317 639 0471, luke.wessel@cushwake.com

FOR LEASE



2801 S. Marsh Avenue **189,965 sf**
Yorktown, IN

Frozen foods distribution center.
Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com
Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR LEASE



11947-11955 Cumberland Road **±184,855 sf**
Fishers, IN

Freestanding office/warehouse facility, ±184,855 sf total, 24' ceiling height, 24 docks, 2 drive-ins, ESFR spinkler system, 170 auto parking spaces, T-5 lighting, gas unit heaters.

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FOR SALE OR LEASE



4820 Dale Drive **176,320 sf**
Lafayette, IN

Freestanding manufacturing and distribution facility available in Lafayette. The facility features 176,320 sf and is expandable by 74,480 sf. The building offers 9,736 sf of office build-out, 12 docks /1 drive-in and is 100% air-conditioned.

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FOR LEASE



3910 Waldemere Avenue **159,424 sf**
Indianapolis, IN

Build-to-suit 159,424 SF, BTS office, 32' clear, 52' x 52' column spacing with 60' loading bays, 36 docks, 4 drive-ins, EDFR sprinkler system 130' truck courts, 160 car parking spaces. Located in Airport Business Center.

Luke Wessel, SIOR, +1 317 639 0471, luke.wessel@cushwake.com

FOR LEASE



Atlas Cold Storage Building **158,609 sf**
725 W Pioneer Trace, Pendleton, IN

158,609 SF cold-storage building with 4,726 sf office area, 85,935 sf freezer space, 85,193 sf convertible room and 13,650 sf dock area. Freezer temperature is -20° F, while convertible room may vary between 40° and -20° F as needed. Loading dock is refrigerated at 35° F. Property has ±4 acres set aside for expansion.

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Available Freestanding Buildings

FOR SALE OR LEASE



**4760 Kentucky Avenue
Indianapolis, IN**

134,600 sf

Freestanding facility 134,600 SF, 9,512 SF office, 24'-26' ceiling height, wet sprinkler system, 13.8± acres, 202 auto parking, 6 docks, 1 drive-in, primarily air conditioned, rail potential, Zoned I-2-S, heavy power, quick access to I-465.

Luke Wessel, SIOR, +1 317 639 0471, luke.wessel@cushwake.com

FOR SALE



**Brevini Wind
2400 N. Priority Way, Yorktown, IN**

127,835 sf

Expandable heavy manufacturing facility on 16.3 acres; rail-served. Facility features 6 cranes and a 18"-thick floor slab. Full concrete parking and truck court. 7-megawatt substation on site.

Michael Weishaar, SIOR, +1 317 639 0494, michael.weishaar@cushwake.com
Scott O'Neil, J.D., +1 317 352 5435, scott.oneil@cushwake.com

FOR LEASE



**4200 Industrial Blvd.
Indianapolis, IN**

126,020 sf

Industrial building located on the NW side of Indianapolis with access to I-65. Offers 126,000 SF, with 2,000 SF break room. Park is also the headquarters for the Indianapolis Metropolitan Police.

Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@cushwake.com

FOR LEASE



**245 S. Franklin Road
Indianapolis, IN**

118,746 sf

Excellent freezer/cooler distribution facility located near I-465 & US 40 interchange on Indianapolis' east side.

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Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR SALE OR LEASE



**Bosma Industries Building
8020 Zionsville Rd., Indianapolis, IN**

106,094 sf

Industrial building located in Park 100 with 106,094 SF and 34,102 SF for office; four dock doors and two drive-ins zoned for I-2-S.

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FOR LEASE



**MetroAir 2
Columbia Road, Plainfield, IN**

101,158 sf

New construction, 101,158 sf divisible to 30,700 sf, build-to-suit office, 28' clear, 12 docks, 4 drive-ins, 140' truck court, ESFR sprinkler system, linear LED high bay lighting, 100 car parking spaces, zoned PUD, 10-year real estate tax abatement.

Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com

Available Freestanding Buildings

FOR SALE



**7676 Zionsville Road
Indianapolis, IN**

98,084 sf

±98,084 SF with ±8,200 SF of office located in Park 100 area with 6 docks and 2 drive-in doors. Building is zoned I-2-S and has 99 parking spaces. Current owner/tenant is relocating.

Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

FOR SALE



**1300 Windhorst Way
Greenwood, IN**

±68,386 sf

Freestanding facility consisting of 68,386± sf, situated on 7.32± acres, 14'6" ceiling height in warehouse, built in 1992, building generator in place, 235± car parking (expandable), fully sprinklered, 1 dock, 2 drive-ins, zoned I-1, quick access to I-65.

Gerry "Spud" Dick, +1 317 639 0477, spud.dick@cushwake.com
Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR SALE OR LEASE



**17435 Tiller Court
Westfield, IN**

21,600-64,800 sf

Block/metal constructed facility with room for expansion. The facility is partially occupied. 21,600 sf is available immediately for lease. This unit features ±2,000 sf high-end office space. The full 64,800 sf is also available for sale, which would include rental income from the occupied unit.

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Scott O'Neil, J.D., +1 317 352 5435, scott.oneil@cushwake.com

FOR SUBLEASE



**Shadeland Commerce Center
6575 E. 30th Street, Indianapolis, IN**

60,000 sf

Freestanding facility with trailer parking and outdoor storage. It features 11 docks, 1 drive-in and 24' clear height. Located within the east submarket of Indianapolis and is within close proximity of I-70 and I-465.

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Scott O'Neil, JD, +1 317 352 5435, scott.oneil@cushwake.com

FOR LEASE



**14670 Cumberland Road
Noblesville, IN**

60,000 sf

Freestanding manufacturing/warehouse facility with many upgrades. The facility features 18,100 SF of office build-out, 3 docks and 1 drive-in.

Michael Weishaar, SIOR, +1 317 639 0494, michael.weishaar@cushwake.com

FOR LEASE



**IRC East
4901 N. Shadeland Avenue, Indianapolis, IN**

57,600 sf

Free-span, pre-engineered steel building with 4,800 sf office, sitting on 4 acres, on I-465 located between 56th Street and Pendleton Pike exits.

Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com
Bill French, +1 317 639 0430, bill.french@cushwake.com

Available Freestanding Buildings

FOR LEASE



**1504 Sadlier Circle S. Drive
Indianapolis, IN**

54,000 sf

Located just minutes from I-465 on the city's southeast side, this facility offers 6,225 sf of office build-out, 7 docks and 1 drive-in. There is also outside storage and onsite trailer parking available as well.

Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@cushwake.com
Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR SALE OR LEASE



**PEPVIN Building
2680 S. Old Decker Road, Vincennes, IN**

46,153 sf

Freestanding warehouse facility with ample parking and land for expansion. This building features 3,077 sf of office build-out, 3 docks and 11 drive-in doors. There are also multiple trench drains with oil and water separators as well as exhaust fans and air lines in place.

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FOR SUBLEASE



**217 S. Belmont Avenue
Indianapolis, IN**

44,000 sf

Sublease available through 11/30/2018 for 44,000 SF building with 3,300 SF office space. Three drive-in doors, 38' ceiling height and three-sided shed for 3,000 SF.

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FOR SALE OR LEASE



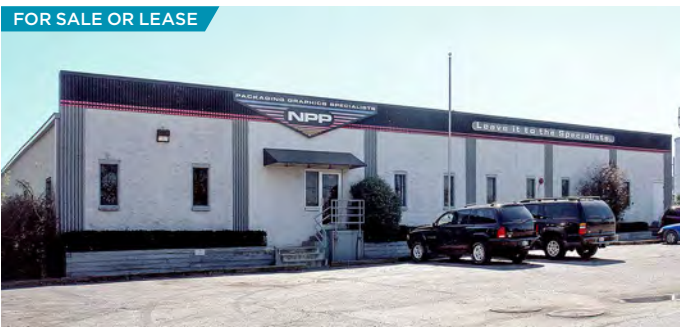
**889 S. State Road 39
Lebanon, IN**

40,000 sf

Build-to-suit precast facility will offer dock and drive-in loading capacity as well as modern building amenities; divisible to 8,000 sf. Property is located immediately off of the I-65/S.R. 39 exit at the entrance of the Lebanon Industrial Center. Numerous amenities are located in close proximity. 10-year real estate tax abatement.

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FOR SALE OR LEASE



**South White River Property
1415 Drover Street, Indianapolis, IN**

38,256 sf

2-story industrial office/warehouse building zoned I-4-U. 100% air conditioned. Heavy power with 5,600 amps. 2 drive-ins. Outside storage available. Adjacent to Lilly, 2 miles to downtown, and 6 miles to I-465. Broker incentives available.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

FOR SALE OR LEASE



**7690 Zionsville Road
Indianapolis, IN**

33,600 sf

Freestanding office/warehouse facility located in Park 100 Business Park consisting of 33,600± SF, 5,000± SF office, 20' clear height, 5 docks, 1 drive-in door, wet sprinkler system, zoned I-2-S, situated on 3.88± acres, good interstate access. Located in Marion County, Indianapolis, Indiana.

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Luke Wessel, SIOR, +1 317 639 0471, luke.wessel@cushwake.com

Available Freestanding Buildings

FOR SALE OR LEASE



**4001 Methanol Lane
Indianapolis, IN** ±32,098 sf

Freestanding facility ±32,098 sf located in the Park 100 area, ±3,273 sf office, 12'-16'-18' ceiling height, wet sprinkler system, ±5.15 acres, 58 auto parking, 6 drive-ins, block and metal construction.

Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR LEASE



**Perry Industrial Park Lot 19
Whitestown, IN** 24,000 sf

24,000 sf new construction, available 4th qtr. 2017. 2,072 SF office, 24' ceiling height, 4 docks, 1 drive-in, ESFR sprinkler system, zoned to allow for outside storage, 2.975 acres, 10-year real estate tax abatement.

Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR LEASE



**9210 E. 146th Street
Noblesville, IN** 23,950 sf

Freestanding former freezer/cooler facility available for lease. The building features 1,000 sf of office build-out, 8 docks and 28' clear height.

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Scott O'Neil, J.D., +1 317 352 5435, scott.oneil@cushwake.com

FOR SALE OR LEASE



**1801 W. 18th Street
Indianapolis, IN** 21,596 sf

21,596 SF Class C office/warehouse space available for lease or sale.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com
Bennett Williams, +1 317 639 0442, bennett.williams@cushwake.com
Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com

FOR SALE



**2915 Tobey Drive
Indianapolis, IN** 20,600 sf

Freestanding manufacturing facility with fully fenced truck court and outside storage.

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Scott O'Neil, J.D., +1 317 352 5435, scott.oneil@cushwake.com

FOR SALE OR LEASE



**2459 N. Butler Avenue & 5245 E. 25th Street
Indianapolis, IN** 19,872 sf

Two buildings with over 19,000SF. 2549 Butler is 15,020SF and 5245 E. 25th is 4,852SF with both being BTS sites.

Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@cushwake.com

Available Freestanding Buildings

FOR SALE



**295 Industrial Drive
Franklin, IN**

18,000 sf

Pre-engineered steel distribution/manufacturing building.

Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com

FOR LEASE



**Bearing Technology Building
17414 Tiller Court, Westfield, IN**

±17,280 sf

±17,280 sf industrial building with 18' eaves, a gas-fired air rotation unit and a 13' x 14' drive-in door. Building lies on a ±3.27 acre parcel, allowing for building expansion or a second structure.

Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com

FOR LEASE



**17827 Commerce Drive
Westfield, IN**

17,000 sf

17,000 SF precast construction, freestanding building in the fast-growing Westfield Community. 12,000 SF warehouse with 2,500 SF main office + 2,500 SF finished second floor with one dock and four drive-ins. Less than one mile to Grand Park. Zoned E-1.

Bryan Poynter, SIOR, CCIM, +1 317 639 0482, bryan.poynter@cushwake.com

FOR LEASE



**15321 Herriman Boulevard
Noblesville, IN**

16,946 sf

Freestanding facility 16,946 sf, 1,500 sf office, 24' ceiling height, ESFR sprinkler system, 1.681 acres, 20 auto parking, 2 dock doors, 1 drive-in door, clear span—no columns, 5-year real estate tax abatement, outside storage area available, zoned Light Industrial, available 4Q 2017.

Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

FOR LEASE



**6302 Brookville Road
Indianapolis, IN**

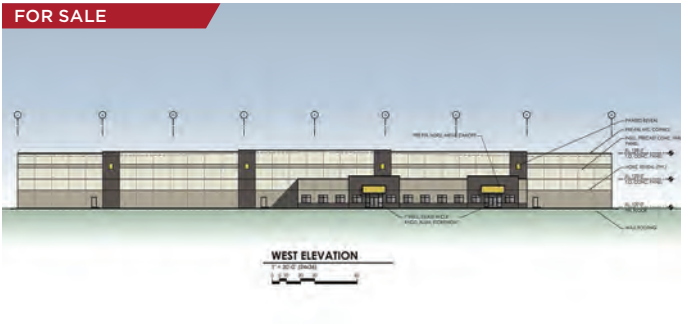
10,500 sf

Warehouse facility with excellent interstate access to I-465/U.S. 52 W. T-5 fluorescent lighting with motion sensors. Building includes 1,900 sf of office build-out, one drive-in and two docks. Zoned I-3-U. Fenced-in parking.

Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

Investment Properties

FOR SALE



Caterpillar Inc. ±309,400 sf
County Road 475 East, Lafayette, IN

Net leased build-to-suit distribution center, 100% occupied by Caterpillar, Inc. ±309,400 sf (with potential expansion of 100,800 sf) building situated on ±27.14 acres located in Lafayette, IN, to be completed for access in June 2017 with rent commencement in Oct. 2017.

Jeff Castell, SIOR, CCIM, +1 317 639 0436, jeff.castell@cushwake.com
 Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com
 Luke Wessel, SIOR, +1 317 639 0471, luke.wessel@cushwake.com

FOR SALE



FedEx Ground, BTS 253,956 sf
Norm Wagner Drive, Evansville, IN

A new 253,956 ± sf distribution building situated on ±36.15 acres located in Evansville, IN. Net leased for ten (10) years to FedEx Ground. Completed for rent commencement October 1, 2016.

Jeff Castell, SIOR, CCIM, +1 317 639 0436, jeff.castell@cushwake.com

FOR SALE



Stony Creek Commerce Center 174,438 sf
9200 & 9210 E. 146th Street, Noblesville, IN

9200: 150,488 sf; 9210: 23,950 sf. The property is strategically located in close proximity to the signalized intersection of SR 37/E. 146th, within ±2.8 miles of I-69 (N/S) and ±8.2 miles of I-465. The location is ideal for companies needing to service clients and customers throughout the northern suburbs of Noblesville, Fishers, Carmel and greater Indianapolis, central Indiana and the Midwest, offering a functional business environment with the flexibility afforded by a property suitable for accommodating multi-tenant or single occupancy.

Jeff Castell, SIOR, CCIM, +1 317 639 0436, jeff.castell@cushwake.com

FOR SALE OR LEASE



3233 N. Post Road 84,420 sf
Indianapolis, IN

The property is strategically located in close proximity to I-465 / I-70. Warehouse square footage 70,720; office square footage 13,700, with 16,176 SF leased to Office Max.

Jeff Castell, SIOR, CCIM, +1 317 639 0436, jeff.castell@cushwake.com

FOR SALE



3331 Raton Court 35,927 sf
Indianapolis, IN

100% occupied single-tenant, 35,927 sf traditional bulk warehouse, strategically located in Jackson Industrial Park in close proximity to I-70 via Shadeland Avenue and Post Road interchanges.

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COMMUNITY SERVICE

Cushman & Wakefield strives to be an active community leader and we are proud of our culture. We understand the importance of supporting the city that has supported us; we have the desire and the need to give back. Invested both personally and financially, we have made a conscious commitment to continually be an active and passionate community partner.



cushwakeindianapolis.com
[@CushWakeIndy](https://twitter.com/CushWakeIndy)



Available Land Sites

1 260 Acres

Rail-Served Industrial Site, Marshall, IL
Ready for development. Incentives available. City of Marshall provides all utilities.
Bryan Poynter, SIOR, CCIM, +1 317 639 0482, bryan.poynter@cushwake.com

2 200 Acres B-T-S

Crossroads Commerce Park, SWC S.R. 39 & I-70, Monrovia, IN
Crossroads Commerce Park is a 200-acre, build-to-suit and new construction business park located in Monrovia, IN. It is strategically situated in the heart of Central Indiana's robust industrial and manufacturing market with easy access to I-70 and local highways and just 9 miles from Indianapolis International Airport.
Bryan Poynter, SIOR, CCIM, +1 317 639 0482, bryan.poynter@cushwake.com

3 195 Acres

Aurora Commerce Park: S.R. 38 & Grassy Branch Road, Westfield, IN
195 acres for ready for build-to-suit development or sale. Incentives available. Outside storage allowed.
Bryan Poynter, SIOR, CCIM, +1 317 639 0482, bryan.poynter@cushwake.com

4 ±106 Acres

U.S. Highway 136 & E. Northfield Drive, Brownsburg, IN
Three parcels totaling ±106 acres. Zoned AG. Utilities available. Parcels 1 and 2 are \$125,000/acre and Parcel 3 is \$45,000/acre.
Bo Leffel, +1 317 639 0441, bo.leffel@cushwake.com
Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

5 ±73.53 Acres

Veterans Memorial Parkway Parcels: +1 146 049 000240 & +1 146 048 000110, Tippecanoe County, Lafayette, IN
Industrial land site adjacent to Park 350 Business Park. Zoned Industrial (I-3) with all utilities available. Close proximity/access to US 52, S.R. 38 & I-65. Corporate neighbors include FedEx, Subaru-Isuzu America, Caterpillar, TRW, Heartland Automotive, Nanshan & Wabash National.
Jeff Castell, SIOR, CCIM, +1 317 639 0436, jeff.castell@cushwake.com

6 ±65.5 Acres

Progress Park: Phase II, Greenfield, IN
NWQ S.R. 9 & I-70 in Greenfield. Available for sale or BTS. Business Park/Industrial zoning. I-70 frontage.
Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com

7 ±43.92 Acres

6330 U.S. Highway 136, Brownsburg, IN
±43.92 acres for sale at \$45,000/acre. Zoned AG. Utilities available.
Bo Leffel, +1 317 639 0441, bo.leffel@cushwake.com
Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

8 43.106 Acres

2800 E. C.R. 1000 South, Clayton, IN
43.106 acres for sale. Located on the border of Morgan and Hendricks Counties. Utilities at or near site. Zoned Agriculture. Price TBD.
Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

9 42.54 Acres

Decatur Boulevard & Thompson Road, Plainfield, IN
BTS capabilities from 100,000 sf up to 600,000 sf. Located in AmeriPlex. Zoned CS.
Michael Weishaar, SIOR, +1 317 639 0494, michael.weishaar@cushwake.com
Scott O'Neil, JD, +1 317 352 5435, scott.oneil@cushwake.com

10 50.99 Acres

Mount Comfort Road & I-70, Greenfield, IN
Zoned Commercial Regional with access from Mount Comfort Road and C.R. 200 N. Located near several corporate warehouse neighbors.
Bo Leffel, +1 317 639 0441, bo.leffel@cushwake.com
Scott O'Neil, JD, +1 317 352 5435, scott.oneil@cushwake.com

11 33.47 Acres

17303-17335 U.S. 31, Westfield, IN
33.47 acres with U.S. 31 frontage in Westfield. Property offers current rental income.
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Bo Leffel, +1 317 639 0441, bo.leffel@cushwake.com

12 1.35-29 Acres

Ed Martin Pointe, NWC S.R. 37 & 141st Street, Noblesville, IN
1.35 to 29 acres at the northwest corner of Highway 37 and 141st Street.
Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com
Bill French, +1 317 639 0430, bill.french@cushwake.com

13 ±30 Acres

Allpoints Midwest Land, 1653 S. C.R. 900 E., Avon, IN
±30 acres at the SEC of Allpoints Parkway and County Road 900 East. All city utilities in property.
Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com

14 ±2.467-24.43 Acres

Flagstaff Business Park, Hancel Parkway and S.R. 67, Mooresville, IN
Lots available from ±2-±24 acres, located in Flagstaff Business Park in Mooresville, IN, with easy access to interstate system. Located 10 miles southwest of Indianapolis in Morgan County.
Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com
Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

15 ±19.35 Acres

Stafford Road, Plainfield, IN
9.35± acres, zoned AG, minutes from I-70 and Indianapolis International Airport, utilities in the area.
Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com
Grant Lindley, CCIM, +1 317 639 0446, grant.lindley@cushwake.com

16 12 Acres

New Road Commerce Park, NWC New Road and Fortville Pike, Greenfield, IN
Build-to-suit site. Located near S.R. 9 and I-70.
Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com

17 7.02 Acres

Reeves Road and Columbia Road, Plainfield, IN
Highly visible from Ronald Reagan Parkway and I-70. Site offers easy interstate access and close proximity to numerous amenities. The parcel offers enough room for a facility between 50,000-80,000 sf and more than an ample amount of parking.
Michael Weishaar, SIOR, +1 317 639 0494, michael.weishaar@cushwake.com
Scott O'Neil, JD, +1 317 352 5435, scott.oneil@cushwake.com

18 140 Trailer Spaces

2250 Reeves Road, Plainfield, IN
7± acres for trailer parking, approximately 140 trailer positions for lease, fenced, easy access to interstate systems, minutes from Indianapolis International Airport. Located in Plainfield, IN, Hendricks County.
Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com

19 6.3 Acres

Perry Industrial Park, Lot 5, Whitestown, IN
6.3 acres, zoned I-1. 60,000 sf-100,000 sf BTS options available.
Michael Weishaar, SIOR, +1 317 639 0494, michael.weishaar@cushwake.com
Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@cushwake.com

20 5.09 Acres

900 Whitaker Road, Plainfield, IN
5.09 acres total available with 1.0 acre buildable located on the SWC of Stafford and Whitaker Road within the SW submarket of Indianapolis.
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Scott O'Neil, JD, +1 317 352 5435, scott.oneil@cushwake.com

21 1.78 and 2.485 Acres

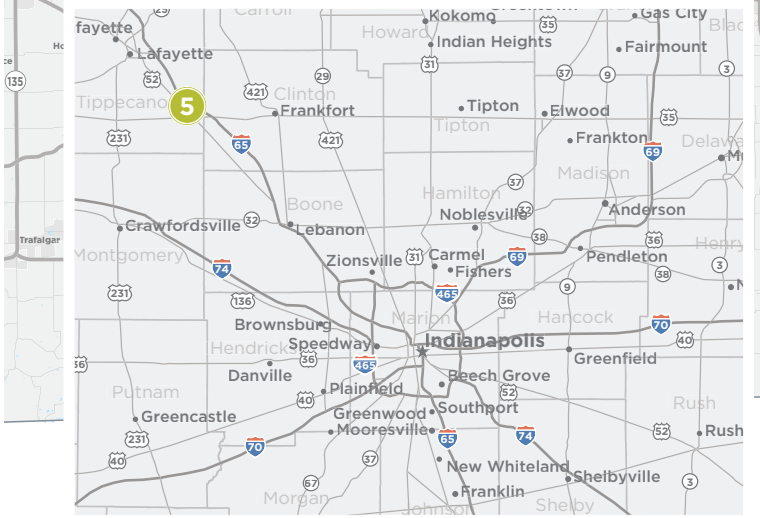
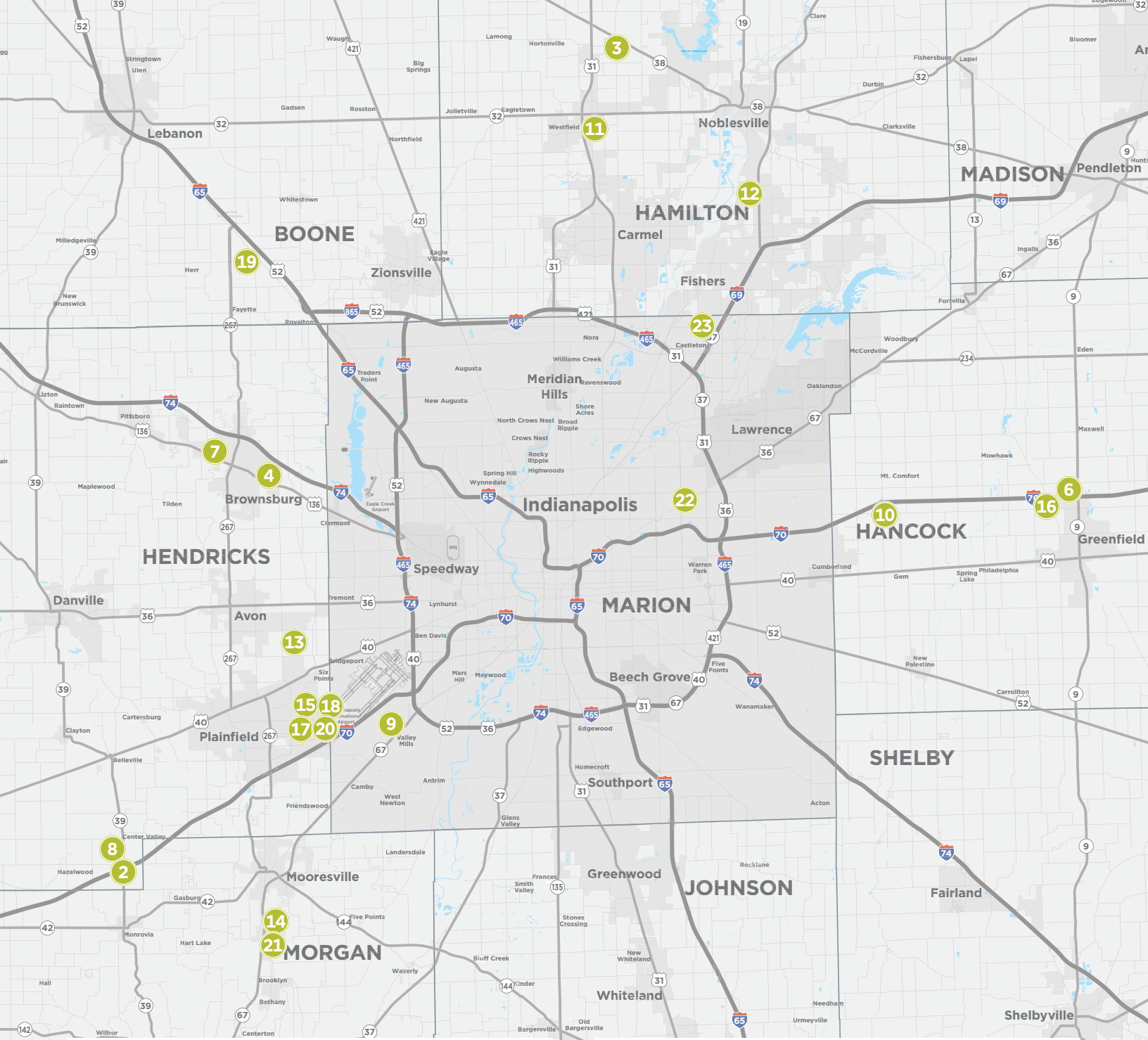
Flagstaff Business Park Lots 8 and 21, Hancel Parkway and S.R. 67, Mooresville, IN
Lot 8: 1.78± acres and Lot 21: 2.485± acres available for sale or new construction. Build-to-suit, I-2 zoning, tax abatement. Located in Flagstaff Business Park on S.R. 67, approximately 10 miles southwest of Indianapolis in Mooresville, IN.
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22 2.2 Acres

3601 N. Arlington Avenue, Indianapolis, IN
2.2 acres zoned light industrial (I-2-S).
Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@cushwake.com

23 1.6 Acres

9190 Corporation Drive, Indianapolis, IN
Located on the northeast side of Indianapolis in a high profile location on I-69 with excellent visibility and easy access to I-465, S.R. 37 and I-69 through two diamond interchanges. Property also has 2,500-5,000 sf of office space available for lease.
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Indianapolis Industrial Team



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