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# 2017 Central Indiana Industrial Available Properties





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## Industrial Services

Cushman & Wakefield facilitates sales, leasing, construction and consultation services for industrial clients nationwide. The Indianapolis Industrial Services group has achieved a dominant position in the Central Indiana industrial market. Our mission is to deliver comprehensive real estate services as a single-source partner. Our industrial specialists have the skills and experience to handle any transaction, regardless of size, location or complexity, both from the tenant/buyer and the landlord/seller perspectives.

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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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 4 drive-in doors. Available October 2017.

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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.

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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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FOR SALE OR LEASE



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

New construction with proposed 132,936 SF available, demisable to 26,728 SF. Estimated completion date of October 1, 2016.

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## Available Multi-Tenant Buildings

FOR LEASE



**8441 Bearing Drive  
Indianapolis, IN**

**40,000-124,200 SF**

This 124,200 SF spec building is fully available and ready for immediate occupancy. The facility features 14 docks (expandable to 28), 2 drive-ins, a 28' ceiling clear height and ample onsite auto and trailer parking.

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FOR LEASE



**2363 E. Perry Road, Suites 141 & 151  
Plainfield, IN**

**89,250 SF**

Located in the popular Plainfield distribution submarket, Suite 141 has 38,250 SF with 1,552 SF office, 11 docks and 1 drive-in. Suite 151 has 51,000 SF with 1,353 SF office, 9 docks and 2 drive-ins. Combine Suites 141 & 151 for a total of 89,250 SF with 2,905 SF office, 20 docks and 3 drive-ins.

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FOR SALE OR LEASE



**1900 E. North Street  
Kokomo, IN**

**88,600 SF**

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  
4620 W. 84th Street, Indianapolis, IN**

**38,400-88,320 SF**

Industrial business park setting on the northwest side of Indianapolis. Suite 300 features 38,400 SF of space with 8,349 SF of office build-out, 8 docks and 1 drive-in. Suite 400 features 49,920 SF of space with 4,151 SF of office build-out, 11 docks and 1 drive-in. These suites are contiguous for a total of 88,320. Sublease expires April 2019.

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FOR LEASE



**North by Northwest, Building III  
8460 Bearing Drive, Indianapolis, IN**

**75,766 SF**

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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FOR LEASE



**MetroAir 5  
702 Columbia Road, Plainfield, IN**

**43,278 SF**

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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## Available Multi-Tenant Buildings

FOR SALE OR LEASE



**Corporate Center North, Building 11** 4,560-30,887 SF  
5665 W. 79th Street, Indianapolis, IN

Less than two and a half miles from I-465, this building is surrounded by many area amenities. Zoned I-2 (Office/Light Industrial) and has 14' ceilings.

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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.

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FOR LEASE



**Building 2** 26,000 SF  
4910 Indianapolis Road, Whitestown, IN

Modern bulk facility offering easy access to I-65 and located just 25 miles from the Indianapolis International Airport. The building also features precast concrete construction, onsite trailer storage, 3 docks and 1 drive-in.

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FOR LEASE



**Brookside Industrial Centre, Building 8** 25,950 SF  
1720 Wales Avenue, Indianapolis, IN

Cost-effective distribution/manufacturing building on the east side of Indianapolis, near I-70 and Emerson exit. Features 2,392 SF of office build-out.

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FOR LEASE



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

23,800 SF total. 21,300-SF fully heated, air-conditioned and humidity-controlled warehouse space and a 2,500 SF air-conditioned office. 3 docks, 1 drive-in and 20' ceiling height.

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FOR LEASE



**Western Select, Building 30** 4,000-20,800 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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# Available Multi-Tenant Buildings

FOR LEASE



**9770 Mayflower Park Drive  
Carmel, IN**

**19,200 SF**

Prime northwest-side location with 1,900 SF office, 2 docks, 1 drive-in, 24' ceiling height, 40' x 40' bay spacing, reinforced concrete floors and wet sprinkler system.

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FOR LEASE



**Brookside Industrial Centre, Building 8  
1650 Wales Avenue, Indianapolis, IN**

**16,362 SF**

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

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FOR LEASE



**Lincoln Business Park  
1367 Sadlier Circle South Drive, Indianapolis, IN**

**15,000 SF**

The facility offers 1,216 SF office, three docks, one drive-in and 16' clear height.

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FOR LEASE



**Castleton Park  
7990 Castleway Drive, Indianapolis, IN**

**13,141 SF**

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.

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FOR LEASE



**Lincoln Business Park  
1327-1441 Sadlier Circle West Drive, Indianapolis, IN**

**10,800 SF**

Multi-tenant flex building located within the east submarket. There are two suites available. Both suites are each 5,400 SF.

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FOR LEASE

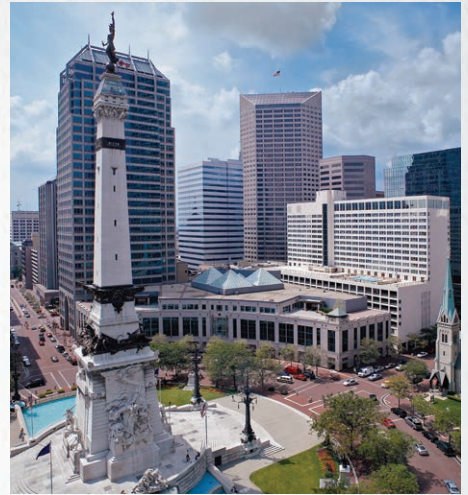


**Crosspoint II  
9900 Westpoint Drive, Indianapolis, IN**

**10,104 SF**

Has 3,427 SF office, three docks and one drive-in.

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**Chris Yeakey**, Managing Principal

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IDEAS INTO ACTION



# Available Multi-Tenant Buildings

FOR LEASE



**North by Northwest, Building IV** 7,444 SF  
8435 Georgetown Road, Indianapolis, IN

Office/warehouse facility, wet sprinkler system, docks with seals and levelers. Convenient I-465 access with close local amenities. Suite 300 features 7,444 SF with approximately 1,900 SF of office build-out.

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FOR LEASE



**Brookside Industrial Centre, Building 1** 1,800-6,480 SF  
1761 N. Sherman Drive, Indianapolis, IN

Cost-effective flex space located on the east side of Indianapolis near I-70 and Emerson Ave. Suites B/C/D features 6,480 SF of contiguous space. Suite I features 1,800 SF of space.

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FOR LEASE



**Georgetown Commerce Park, Building 100** 2,773-6,355 SF  
7301 Georgetown Road, Indianapolis, IN

Suites available ranging from 2,773 to 6,355 SF, with one or two drive-in doors each. 14' clear height.

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FOR LEASE



**Georgetown Commerce Park, Building 200** 6,005 SF  
7301 Georgetown Road, Indianapolis, IN

1,981 SF office, two docks and 18' clear height.

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FOR LEASE



**Fairfields Business Park** 3,600 SF  
9386 Castlegate, Indianapolis, IN

Space has 2,240 SF office, 1,360 SF warehouse, one drive-in and 14' ceiling height.

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FOR LEASE



**Brookside Industrial Centre, Building 3** 3,600 SF  
3950 Culligan Avenue, Indianapolis, IN

Cost-effective flex space. East side of Indianapolis, near I-70 and Emerson exit. Suite D is 3,600 SF and offers 1 drive-in.

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## Available Multi-Tenant Buildings

FOR LEASE



**Lincoln Business Park** 1,200-2,400 SF  
1322-1434 Sadlier Circle East Drive, Indianapolis, IN

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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FOR LEASE



**Brookside Building 4** 1,800 SF  
1775 N. Sherman Drive, Indianapolis, IN

Cost-effective warehouse facility located on the east side of Indianapolis near I-70 and Emerson Avenue. Suite C features 1,800 SF with approximately 685 SF of office build-out.

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# CUSHMAN & WAKEFIELD. BUILT TO LEAD.

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**CUSHMAN &  
WAKEFIELD**

# 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



**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



**Metro Air 6  
Columbia Road, Plainfield, IN**

**371,952 SF**

New construction, 371,952 SF divisible to 150,000 SF, build-to-suit office, 32' clear, 68 docks, 4 drive-ins, 140' truck court, EDNR sprinkler system, T5 lighting, 236 car parking spaces, 53 trailer parking spaces, zoned PUD, 10 year real estate tax abatement.

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FOR LEASE



**7445 Company Drive  
Indianapolis, IN**

**355,780 SF**

Freestanding facility containing 355,780 SF, 28' clear, 17 docks, 1 drive-in door, 44' x 44' column spacing, 352' building depth, 350 auto parking spaces, heavy power, air conditioned warehouse. Located in Marion County, I-65 visibility, access via Southport Road.

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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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# 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.

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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, adjacent 77,910± SF warehouse could be purchased. Located in Park Fletcher Business Park.

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FOR LEASE



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

New construction in the Boone Industrial Park located in Whitestown, Indiana. 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.

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# Available Freestanding Buildings

FOR SALE OR LEASE



**4820 Dale Drive  
Lafayette, IN**

**176,320 SF**

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  
Indianapolis, IN**

**159,424 SF**

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.

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FOR LEASE



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

**158,609 SF**

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.

**Bryan Poynter, SIOR, CCIM, +1 317 639 0482, bryan.poynter@cushwake.com**  
**Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@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 SALE OR LEASE



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

**106,094 SF**

Excellent office/warehouse facility in the heart of Park 100. Great access to I-465 & I-65 via 71st Street & 86th Street interchanges.

**Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@cushwake.com**  
**J. Bart Book, SIOR, +1 317 639 0422, bart.book@cushwake.com**

FOR SALE



**5700 W. Raymond Street  
Indianapolis, IN**

**±77,877 SF**

Freestanding facility consisting of 77,877± SF on 6.24± acres, 10,410± SF office, 13'6"-22" clear in warehouse/production area, 6 docks, 1 drive-in door, 250± auto parking spaces, zoned I-3-S. Located in Park Fletcher Business Park.

**Luke Wessel, SIOR, +1 317 639 0471, luke.wessel@cushwake.com**  
**Grant Lindley, +1 317 639 0446, grant.lindley@cushwake.com**

## Available Freestanding Buildings

FOR SALE



**1300 Windhorst Way  
Greenwood, IN**

**±68,386 SF**

Freestanding facility consisting on 68,386± SF, situated on 12.72± acres which includes 5± undeveloped land, 14' 6" ceiling height in warehouse, built in 1992, building generator in place, 235± car parking, fully sprinklered, 1 docks, 2 drive-ins, zoned I-1, quick access to I-65.

Gerry "Spud" Dick, +1 317 639 0477, [spud.dick@cushwake.com](mailto:spud.dick@cushwake.com)  
Grant Lindley, +1 317 639 0446, [grant.lindley@cushwake.com](mailto:grant.lindley@cushwake.com)

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](mailto:todd.vannatta@cushwake.com)  
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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 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 LEASE



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

**33,920 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](mailto:kevin.archer@cushwake.com)

FOR LEASE



**3881 Perry Blvd.  
Whitestown, IN**

**33,920 SF**

Freestanding facility consisting of 33,920 SF, 2,388 SF office, 24' ceiling height, 5 docks, 1 drive-in door, ESFR sprinkler system, 27 auto parking spaces, T-5 lighting, 10-year real estate tax abatement. Located in Perry Industrial Park, Boone County, Whitestown, Indiana.

Grant Lindley, +1 317 639 0446, [grant.lindley@cushwake.com](mailto:grant.lindley@cushwake.com)  
Patrick Lindley, SIOR, +1 317 639 0457, [patrick.lindley@cushwake.com](mailto:patrick.lindley@cushwake.com)

# Available Freestanding Buildings

FOR SALE OR LEASE



**8103 E. 45th Street  
Indianapolis, IN**

**26,400 SF**

Facility offers 3,600 SF office, 15' and 20' clear height, 2 docks, 9 drive-in doors, and ±25 parking spaces. Distribution/manufacturing building located near I-465 and Pendleton Pike.

Fritz Kauffman, SIOR, CCIM, +1 317 639 0486, fritz.kauffman@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, +1 317 639 0446, grant.lindley@cushwake.com

FOR SALE



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

**19,872 SF**

Two (2) freestanding warehouse facilities totaling 19,872 SF with 1.26 total acres.

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



**6300 Brookville Road  
Indianapolis, IN**

**11,626 SF**

Freestanding industrial building featuring 2,300 SF of office build-out, 2 dock doors and 2 drive-in doors. Facility is located at Brookville Road and Kitley Avenue.

Michael Weishaar, SIOR, +1 317 639 0494, michael.weishaar@cushwake.com  
Kevin Archer, +1 317 218 7217, kevin.archer@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

## Available Freestanding Buildings

FOR SALE



**15475 Endeavor Drive  
Indianapolis, IN**

**8,000 SF**

2,400 SF office, 16' clear height, two docks and a break room.

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

FOR LEASE



**4024 Millersville Road  
Indianapolis, IN**

**7,680 SF**

7,680 SF warehouse building including fenced-in lot. Building signage and shared dock access available.

Bennett Williams, +1 317 639 0442, bennett.williams@cushwake.com  
Kevin Archer, +1 317 218 7217, kevin.archer@cushwake.com

# 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](http://cushwakeindianapolis.com)  
[@CushWakeIndy](https://www.instagram.com/CushWakeIndy)



**CUSHMAN &  
WAKEFIELD**







## Indianapolis Infill Light Industrial Portfolio

Eight multi-tenant industrial buildings, 557,985-SF portfolio of highly functional assets located in Indianapolis, IN.

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

- 1 Park 100 Industrial Center #1  
63,000 SF  
8547-8587 Zionsville Road
- 2 Park 100 Industrial Center #2  
63,000 SF  
8501-8543 Zionsville Road
- 3 Park Fletcher Distribution Center #1  
33,500 SF  
5760 Dividend Road
- 4 Park Fletcher Distribution Center #2  
40,800 SF  
5730 Dividend Road
- 5 Park Fletcher Distribution Center #3  
40,845 SF  
5710-20 Dividend Road
- 6 Park Fletcher Distribution Center #11  
92,000 SF  
2040 S. Lynhurst Drive
- 7 Park Fletcher Distribution Center #12  
91,758 SF  
1936 S. Lynhurst Drive
- 8 Park Fletcher Distribution Center #17  
133,082 SF  
1810 S. Lynhurst Drive



# 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 ±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

## 5 ±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

## 6 62 Acres

1405 S. Post Road, Indianapolis, IN  
62 acres of vacant land zoned I3S and SU16. Sewer and water at the property. Located ¼ mile north of Brookville Road and just south of Post Road Community Park.  
Bo Leffel, +1 317 639 0441, bo.leffel@cushwake.com  
Ryan Baker, +1 317 352 5428, ryan.baker@cushwake.com

## 7 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

## 8 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

## 9 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

## 10 6.3 Acres and 30.72 Acres

Perry Industrial Park, Lot 5 & Lot 6, Whitestown, IN  
Lot 5, 6.3 acres and Lot 6, 30.72 acres.  
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Todd Vannatta, SIOR, +1 317 639 0455, todd.vannatta@cushwake.com

## 11 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

## 12 ±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.  
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## 13 ±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, +1 317 639 0446, grant.lindley@cushwake.com

## 14 ±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, +1 317 639 0446, grant.lindley@cushwake.com

## 15 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

## 16 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.  
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## 17 140 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

## 18 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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## 19 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

## 20 1.681± Acres

15321 Herriman Boulevard, Noblesville, IN  
1.681 acres for sale.  
Patrick Lindley, SIOR, +1 317 639 0457, patrick.lindley@cushwake.com  
Grant Lindley, +1 317 639 0446, grant.lindley@cushwake.com

## 21 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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