

FOR LEASE

Building 450

4921 East 450 South
Whitestown, IN 46075



**CUSHMAN &
WAKEFIELD**



Building Size: $\pm 163,392$ SF

Available: $\pm 163,392$ SF (divisible)

Property Highlights

Excellent single occupant building

Convenient interstate interchange located at SR 267 and I-65 with future interstate access at CR 550

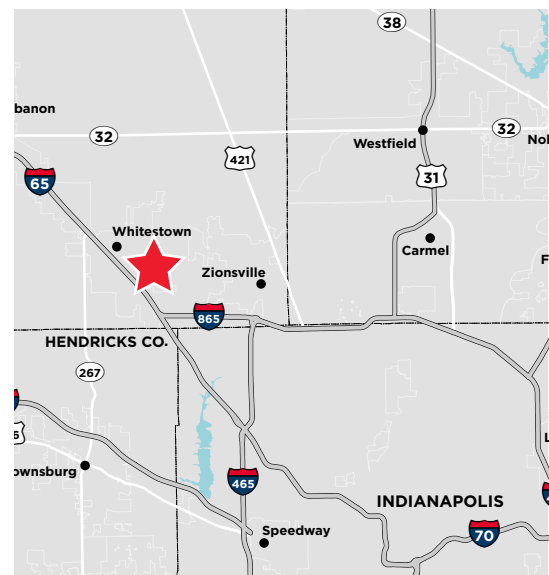
Building includes two ingress/egress access points (one at CR 450 and one at Anson Boulevard)

Abundant amenities in the area including restaurants, hotels and retail

High-quality construction

Less than 30 minutes from the Indianapolis Airport and 20 minutes from Downtown Indianapolis

Ten-year real estate tax abatement in place



Developed, Owned & Managed By:



CITIMARK
REAL ESTATE INVESTMENT COMPANY

Contact

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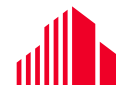
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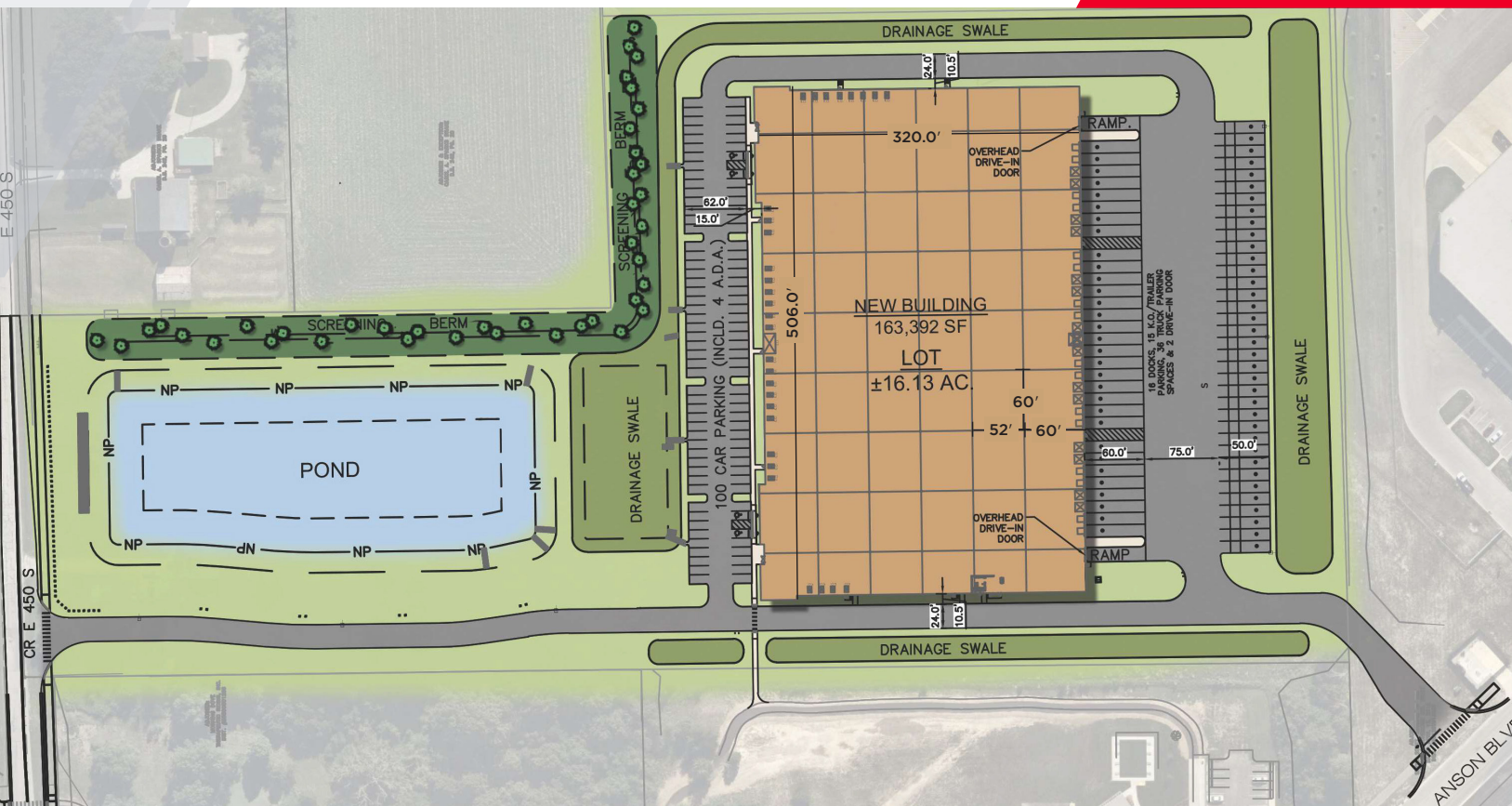
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Site Plan



Building Specs

Building Size	±163,392 SF (506' x 320')	Dock Package	7' x 8' mechanically operated 35,000 lb levelers, bumpers, lights and seals
Exterior Walls	Insulated precast panels	Sprinkler System	ESFR
Office	BTS	Car Parking	100
Windows	Abundant office windows	Trailer Storage	53 spaces
Site	±16.13 Acres	Flooring	7" concrete slab
Zoned	I-1	Electrical	1600 amp service
Column Spacing	52' x 60' 60' speed bays	Lighting	30 FC LED lighting
Clear Height	32'	Roof	Mechanically attached .045" white TPO roof system
Drive-in Doors	2 (12' x 14') w/motorized opener		
Docks	16 (9' x 10') 15 knock-outs		

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