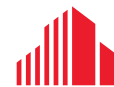


**FOR LEASE**

# Building 450

4921 East CR 450

Whitestown, IN 46075



**CUSHMAN &  
WAKEFIELD**



**Building Size: ±163,392 SF**

**Available: ±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

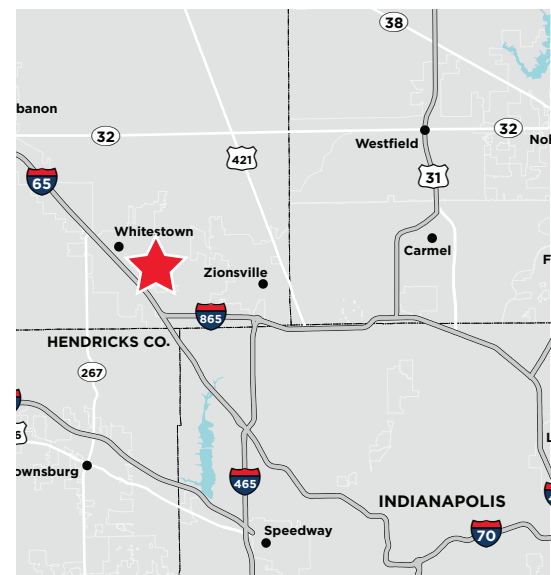
Ten-year real estate tax abatement in place

Under construction with a scheduled Q4 2021 delivery

## Contact

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*Developed, Owned & Managed By:*



**CITIMARK**  
REAL ESTATE INVESTMENT COMPANY

CUSHMAN & WAKEFIELD  
One American Square I Suite 1800  
Indianapolis, IN 46282  
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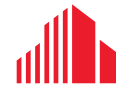


FOR LEASE

# Building 450

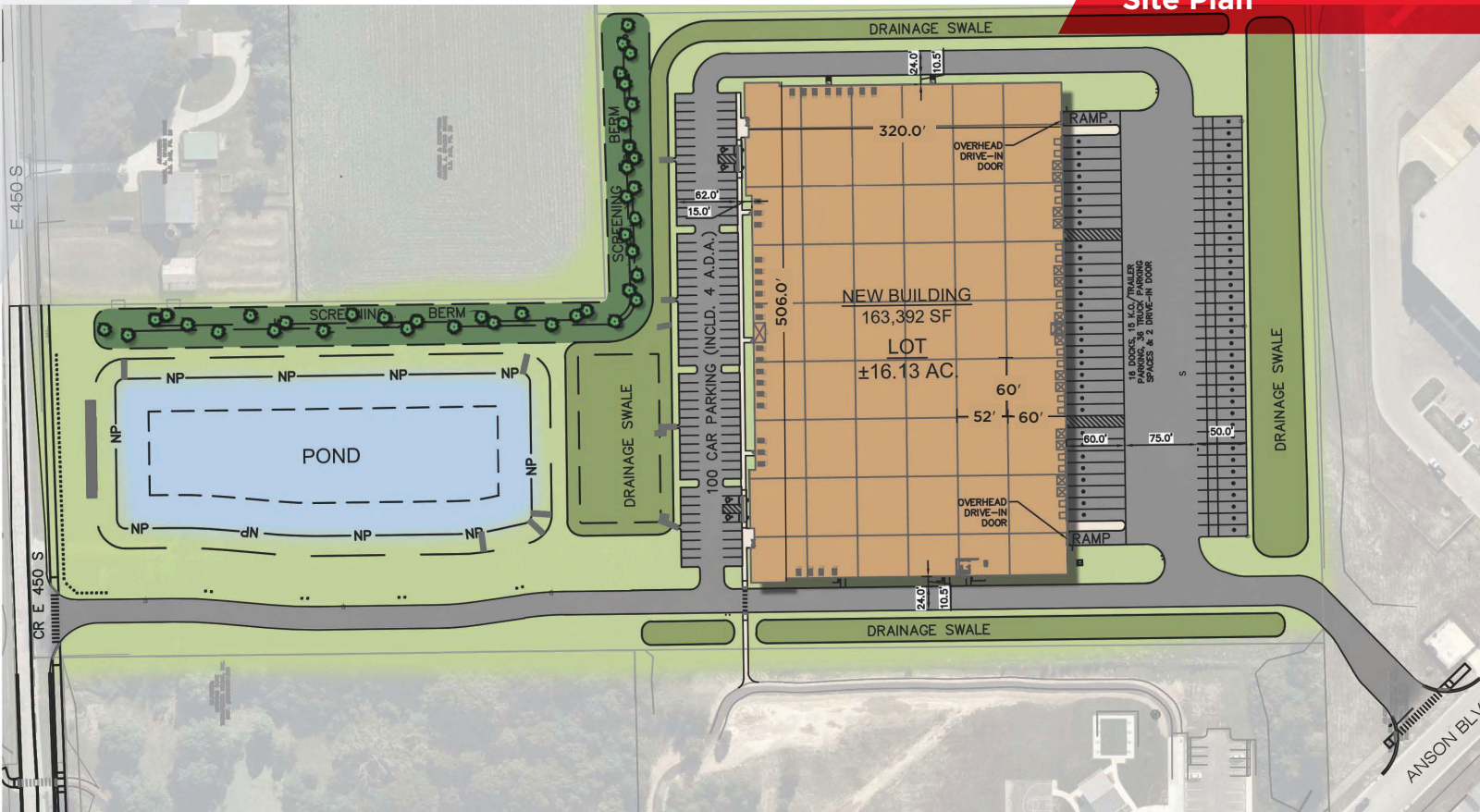
4921 East CR 450

Whitestown, IN 46075



CUSHMAN &  
WAKEFIELD

## Site Plan



## Building Specs

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

## Contact

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