

450 LOGISTICS

Whitestown, IN

Developed, Owned & Managed by:



Leased by:



For Lease / Build-to-Suit

- +/-1M SF master planned industrial park located in Indianapolis' primary Northwest logistics hub
- 85,850 – 381,174 SF of new modern bulk development (divisible)

Building 1:	381,174 SF
Buildings 2 & 3:	249,750 SF
Building 4:	85,850 SF

Property Highlights

- Excellent single occupant buildings or divisible
- 10-year real estate tax abatement in place
- High quality construction
- Less than 30 minutes to downtown Indianapolis & less than 30 minutes to Lafayette
- Immediate access to I-65/SR 267 interchange
- Convenient access to I-465 provides a vital link to other Indy locations & connections to I-70, I-74 & I-69



Additional Whitestown Parkway Amenities



Nearby Corporate Neighbors



The Whitestown Corridor

The Whitestown Corridor is comprised of large industrial and commercial areas, positioned along the I-65 Logistics Corridor. Whitestown is less than 30 minutes from downtown Indianapolis and the Indianapolis International Airport (IND). With a strong labor supply and immediate access to I-65 & I-465, the site is an unparalleled location for doing business.

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Entrance

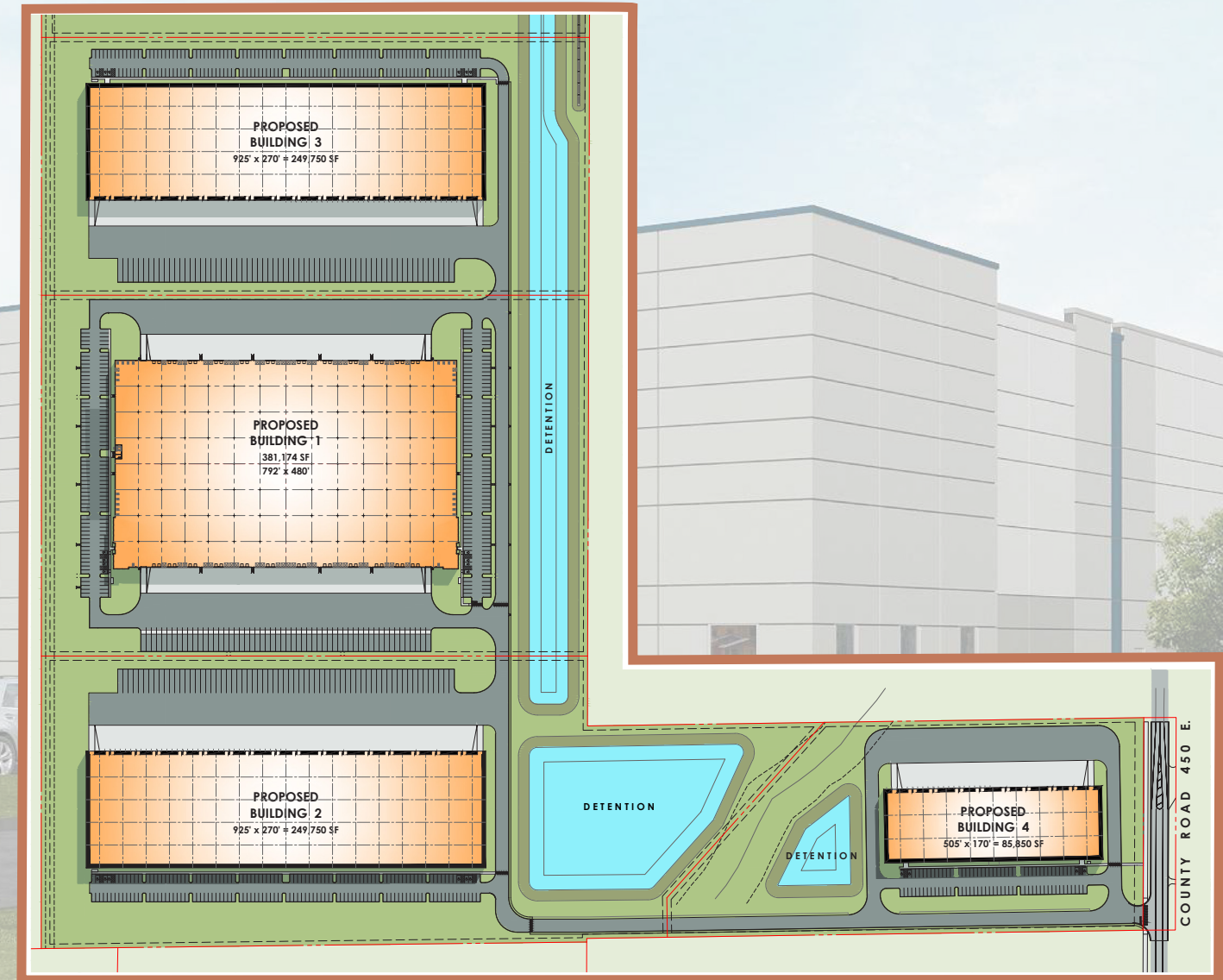
Immediate Access to SR 267 & I-65 Interchange



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Northwest Indy's Logistics Hub

450 Logistics Park is a four building, state-of-the-art industrial park situated on 96 acres in Whitestown, Indiana. The park's prime positioning along I-65 & SR 267 provides excellent access to Indianapolis's major transportation arteries and connectivity to regional and national industrial markets. The four modern buildings within the park will feature highly flexible site plans, available for lease and build-to-suit, providing customizable solutions for tenants.



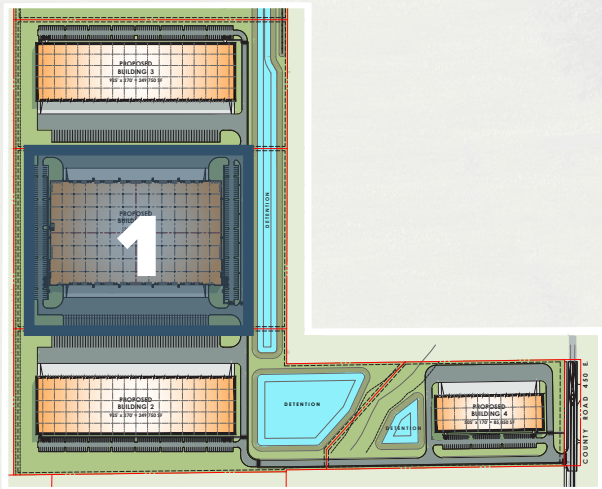
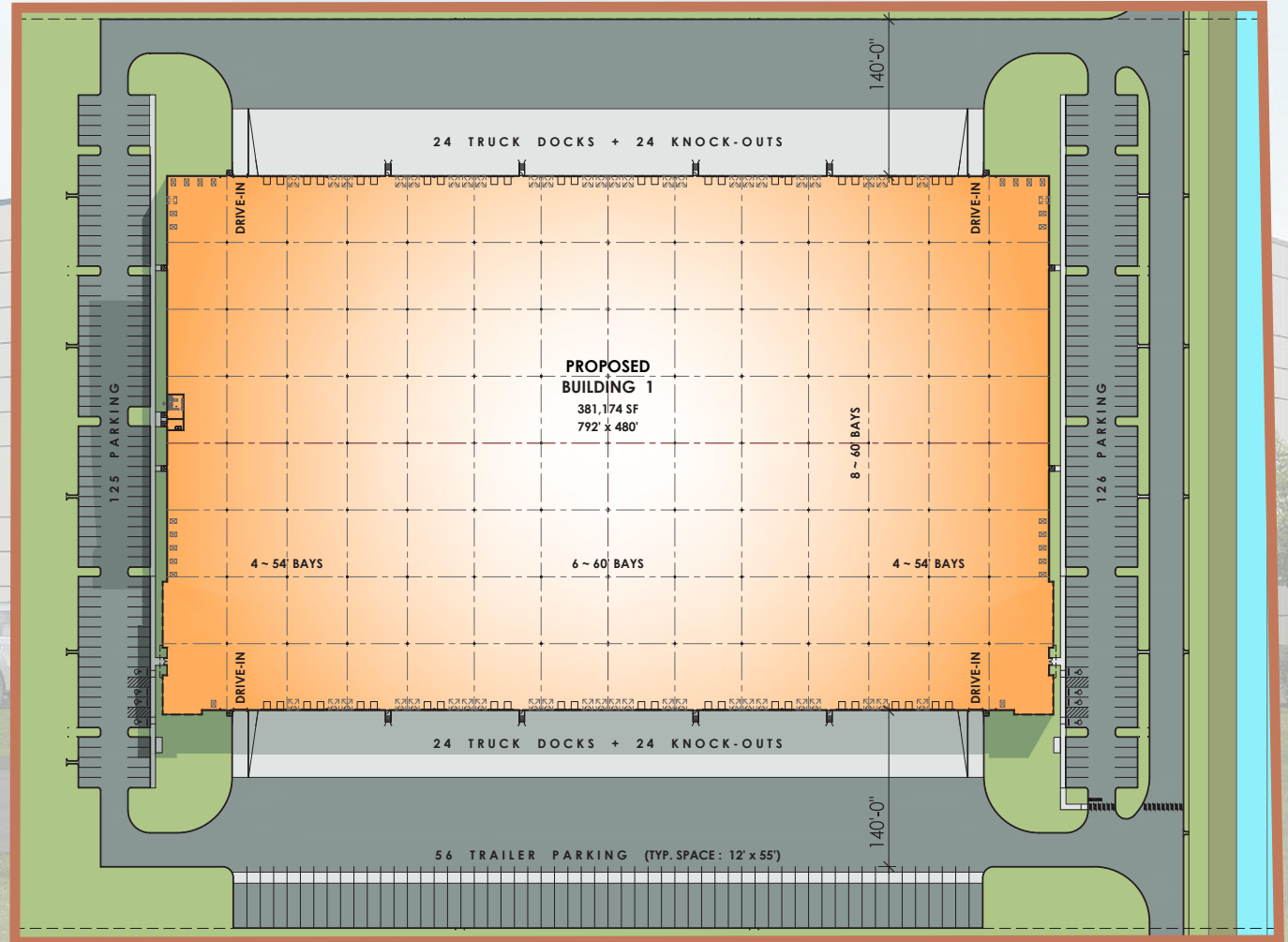
Park Specifics

4 Proposed Buildings

96 Total Acreage

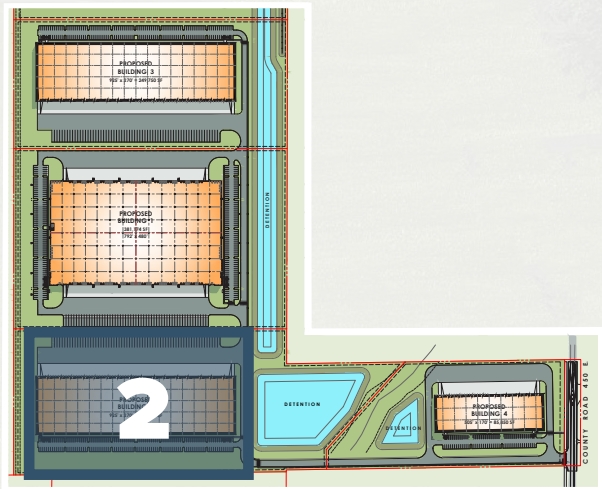
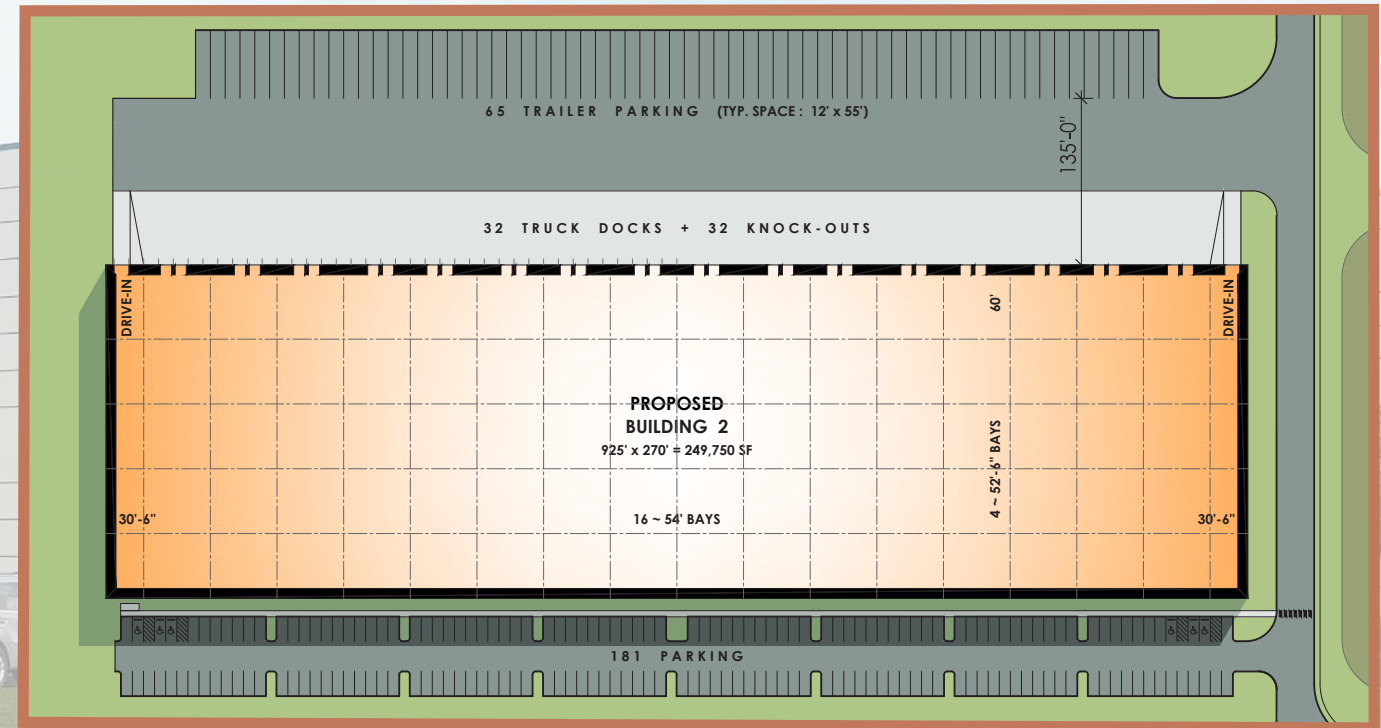
Building 1	± 381,174 SF
Building 2	± 249,750 SF
Building 3	± 249,750 SF
Building 4	± 85,850 SF

Building SF	381,174 SF	Zoning	I-1
Available SF	381,174 SF	Auto Parking	251
Divisibility	-	Trailer Parking	56
Acerage	± 24.33 acres	Truck Court Depth	140'
Building Dimensions	792' x 480'	Roof	Mechanically attached .45" white TPO roof system
Clear Height	32' - 36'	Lighting	30 FC LED
Column Spacing	54'/60' x 60', 60' speed bay	Sprinkler	ESFR
Dock Doors	48 (9' x 10') mechanically operated	Exterior Walls	Insulated precast panels
Dock Package	35,000lb levelers, bumpers, seals & lights	Windows	Abundant office glass
Future Dock Door Knockouts	48	Power	1 service 1200 amps 480/277v 3 phase w/future expansion capabilities
Drive in Doors	4 (12' x 14') motorized		



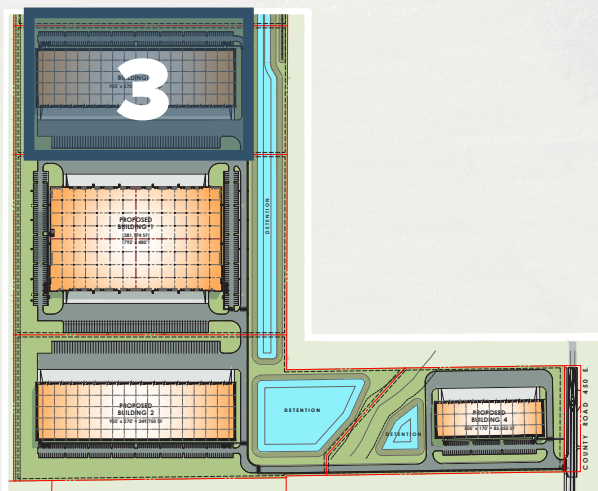
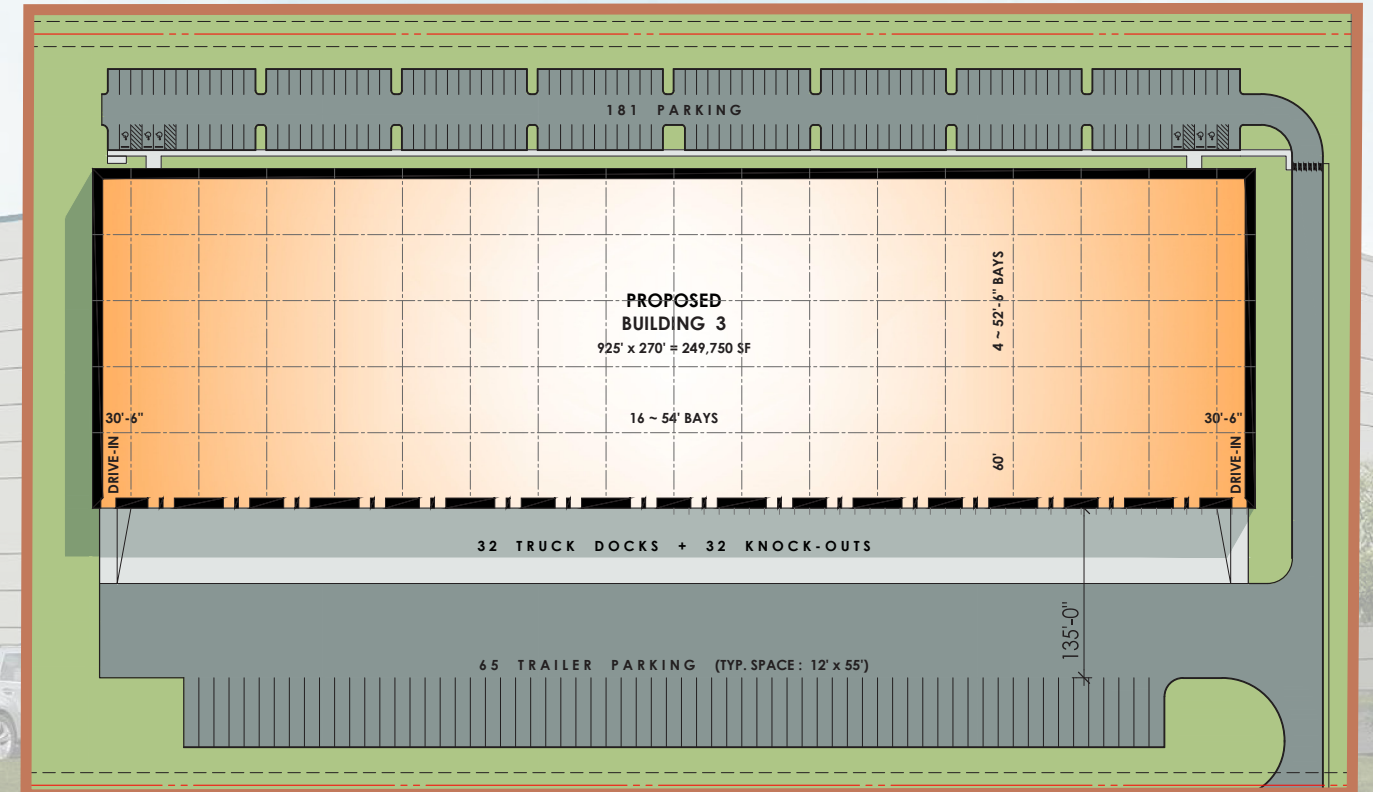
± 381,174 SF
792' x 480'

Building SF	249,750 SF	Zoning	I-1
Available SF	249,750 SF	Auto Parking	181
Divisibility	1-3 tenants (min div 50,000 SF)	Trailer Parking	65
Acerage	± 23.24 acres	Truck Court Depth	135'
Building Dimensions	925' x 270'	Roof	Mechanically attached .45" white TPO roof system
Clear Height	32'	Lighting	30 FC LED
Column Spacing	54'x52'6", 60' speed bay	Sprinkler	ESFR
Dock Doors	32 (9' x 10') mechanically operated	Exterior Walls	Insulated precast panels
Dock Package	35,000lb levelers, bumpers, seals & lights	Windows	Abundant office glass
Future Dock Door Knockouts	32	Power	1 service 1200 amps 480/277v 3 phase w/future expansion capabilities
Drive in Doors	2 (12' x 14') motorized		



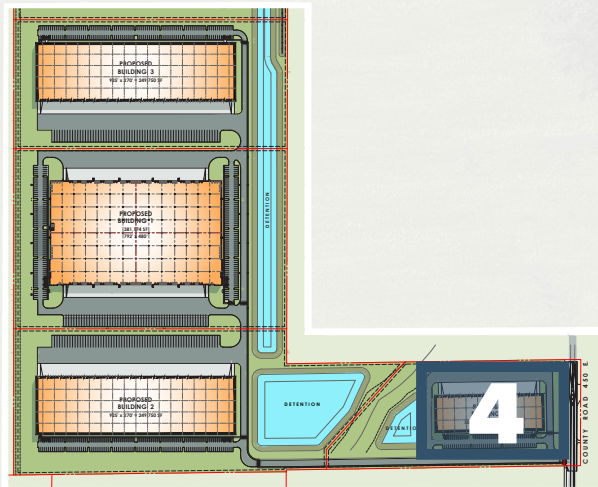
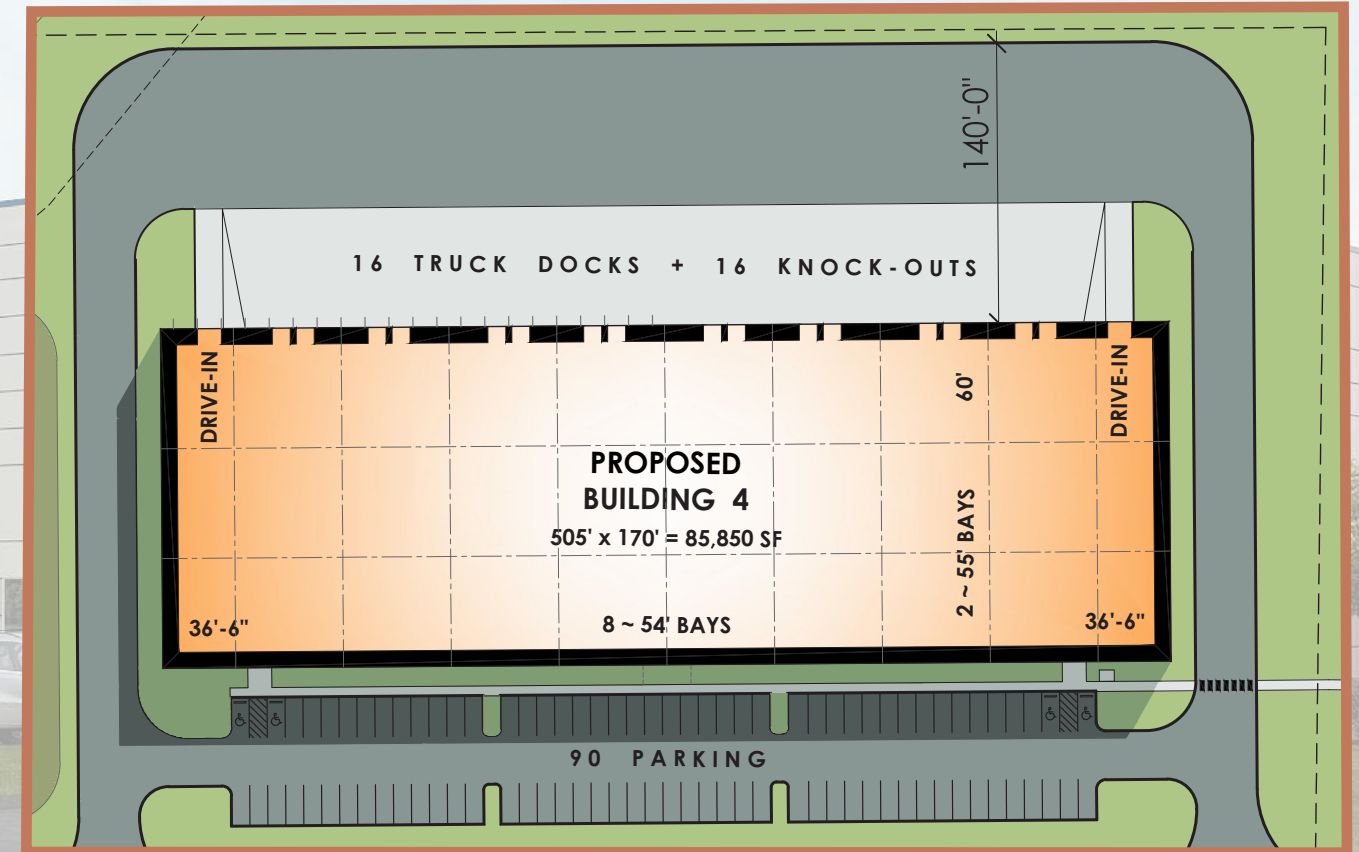
± 249,750 SF
925' x 270'

Building SF	249,750 SF	Zoning	I-1
Available SF	249,750 SF	Auto Parking	181
Divisibility	1-3 tenants (min div 50,000 SF)	Trailer Parking	65
Acerage	± 17.41 acres	Truck Court Depth	135'
Building Dimensions	925' x 270'	Roof	Mechanically attached .45" white TPO roof system
Clear Height	32'	Lighting	30 FC LED
Column Spacing	54'x52'6", 60' speed bay	Sprinkler	ESFR
Dock Doors	32 (9' x 10') mechanically operated	Exterior Walls	Insulated precast panels
Dock Package	35,000lb levelers, bumpers, seals & lights	Windows	Abundant office glass
Future Dock Door Knockouts	32	Power	1 service 1200 amps 480/277v 3 phase w/future expansion capabilities
Drive in Doors	2 (12' x 14') motorized		



± 249,750 SF
925' x 270'

Building SF	85,850 SF	Zoning	I-1
Available SF	85,850 SF	Auto Parking	90
Divisibility	-	Trailer Parking	n/a
Acerage	± 10.81 acres	Truck Court Depth	140'
Building Dimensions	505' x 170'	Roof	Mechanically attached .45" white TPO roof system
Clear Height	32'	Lighting	30 FC LED
Column Spacing	54' x 55', 60' speed bay	Sprinkler	ESFR
Dock Doors	16 (9' x 10') mechanically operated	Exterior Walls	Insulated precast panels
Dock Package	35,000lb levelers, bumpers, seals & lights	Windows	Abundant office glass
Future Dock Door Knockouts	16	Power	1 service 1200 amps 480/277v 3 phase w/future expansion capabilities
Drive in Doors	2 (12' x 14') motorized		



± 85,850 SF
505' x 170'



I-65 & SR 267
< 1 min | 0.2 mi

I-65

I-465 & I-865
10 min | 8.5 mi

I-465

I-465 & US 31
19 min | 15.4 mi

HWY 31

SR 37

I-69

Geist Reservoir

I-465 & I-69
24 min | 21.7 mi

I-65 & I-465
12 min | 9.9 mi

Eagle Creek Reservoir

I-74

I-465

Well Connected

5 Interstate systems connect Indianapolis to the country

40+ Major metropolitan areas within an 8-hr drive

75% US & Canada population within a 1-day drive

IND "Best Airport in North America" (11 years in a row)

- Next to FedEx's 2nd largest US distribution hub
- 8th largest freight airport in US

DOWNTOWN INDIANAPOLIS
20 min | 19 mi

I-465 & I-70
40 min | 30.7 mi

I-70

I-70



450

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Contact us:

Andrea Hopper SIOR

317.713.2121
andrea.hopper@colliers.com

Jason Speckman SIOR

317.713.2115
jason.speckman@colliers.com

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