

WCPCP

Whitestown Commerce Park

Whitestown, IN

Developed, Owned & Managed by:



Leased by:



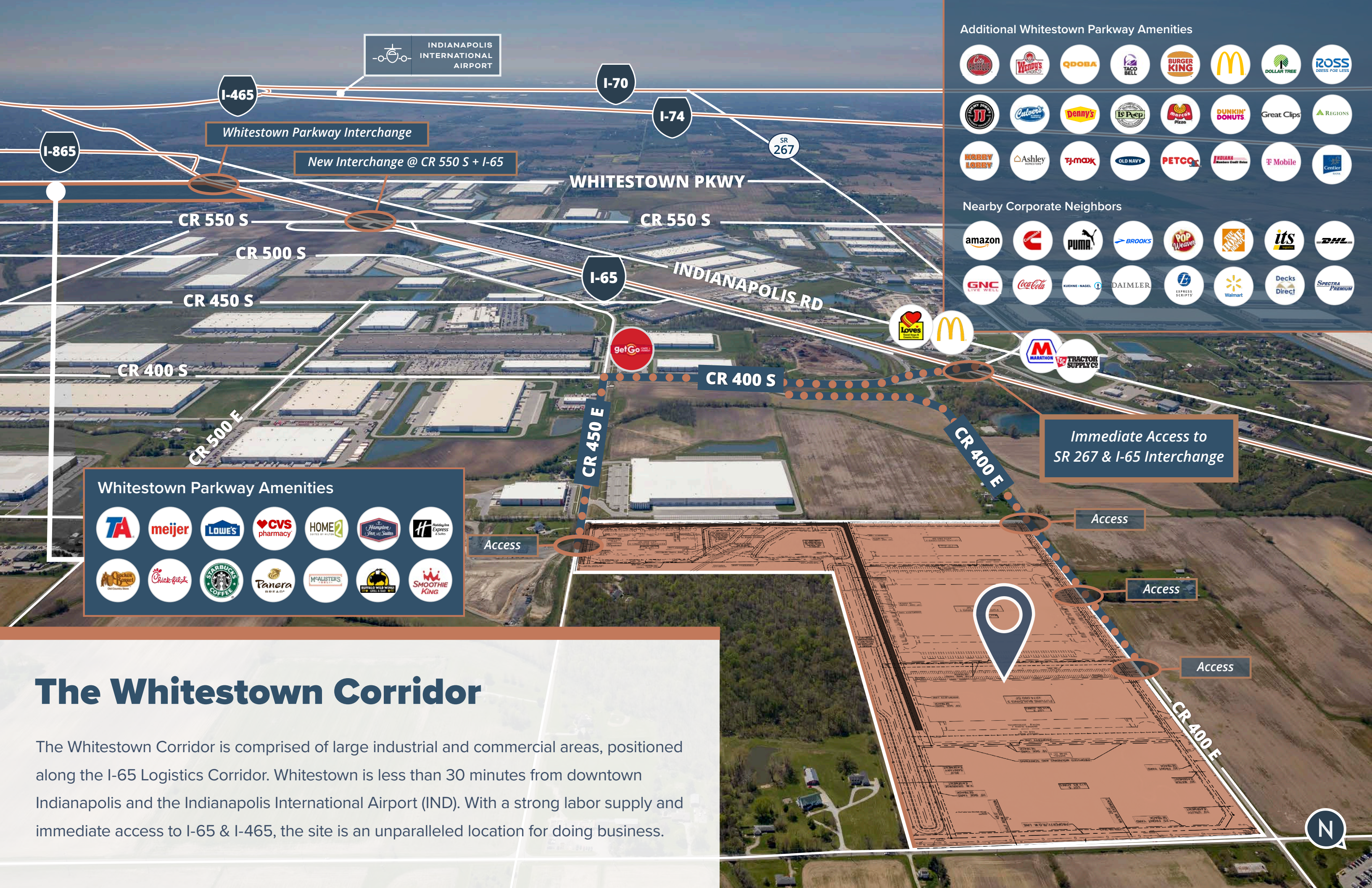
For Lease / Build-to-Suit

- +/-1M SF master planned industrial park located in Indianapolis' primary Northwest logistics hub
- 92,952 – 419,000 SF of new modern bulk development (divisible)

Building 1:	419,000 SF
Buildings 2 & 3:	274,000 SF
Building 4:	92,952 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



INDIANAPOLIS INTERNATIONAL AIRPORT

I-465

I-70

I-74

SR 267

I-865

Whitestown Parkway Interchange

New Interchange @ CR 550 S + I-65

WHITESTOWN PKWY

CR 550 S

CR 550 S

CR 500 S

I-65

INDIANAPOLIS RD

CR 450 S

CR 400 S

CR 500 E

CR 450 E

CR 400 S

CR 400 E

Immediate Access to SR 267 & I-65 Interchange

Whitestown Parkway Amenities



Additional Whitestown Parkway Amenities



Nearby Corporate Neighbors



Access

Access

Access

Access

CR 400 E

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.



WCP

Whitestown Commerce Park

Northwest Indy's Logistics Hub

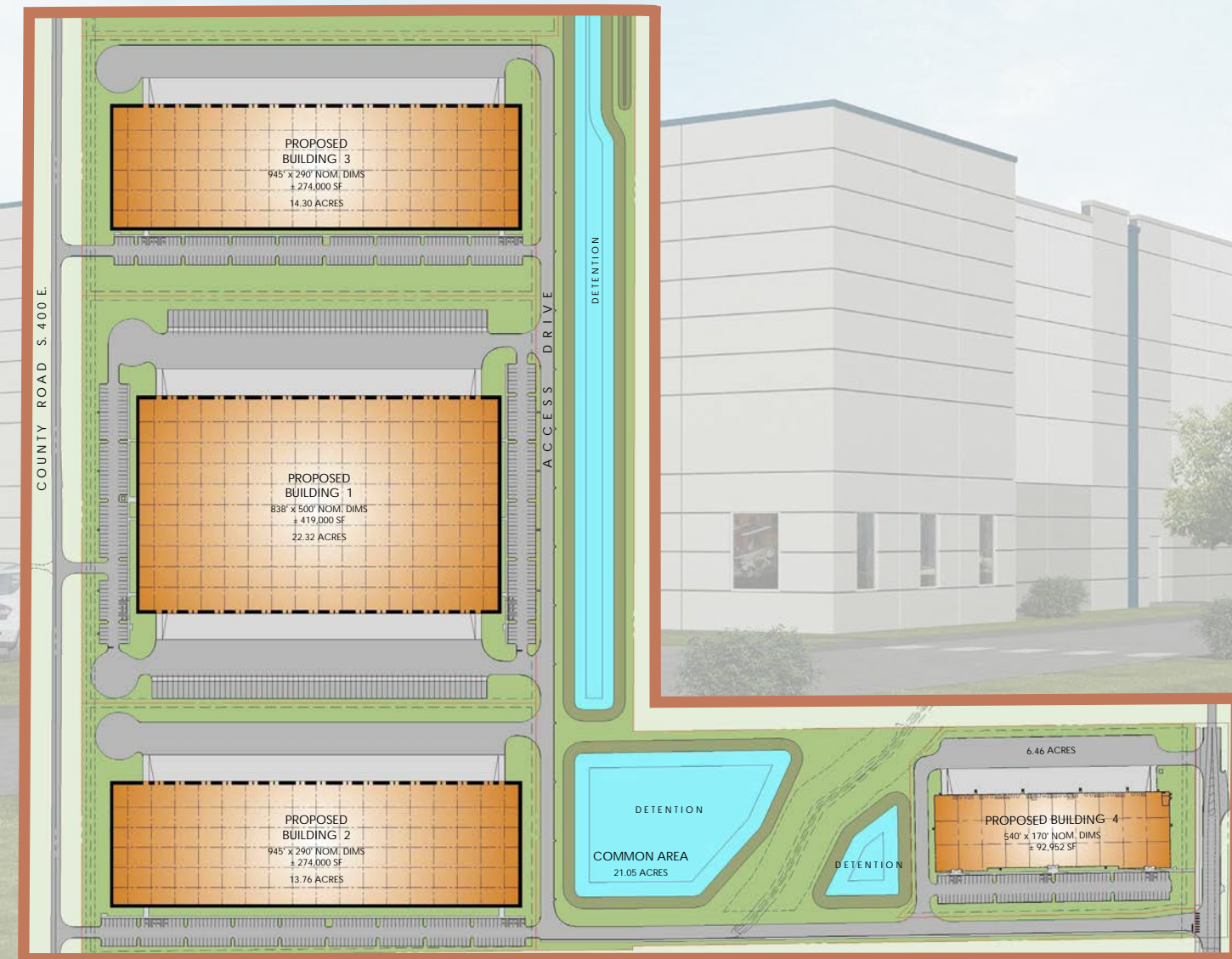
Whitestown Commerce Park is a four building, state-of-the-art industrial park situated on 96 acres in Whitestown, Indiana. The park's prime positioning along I-65 & SR 267 provides excellent access to Indianapolis's major transportation arteries and connectivity to regional and national industrial markets. 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

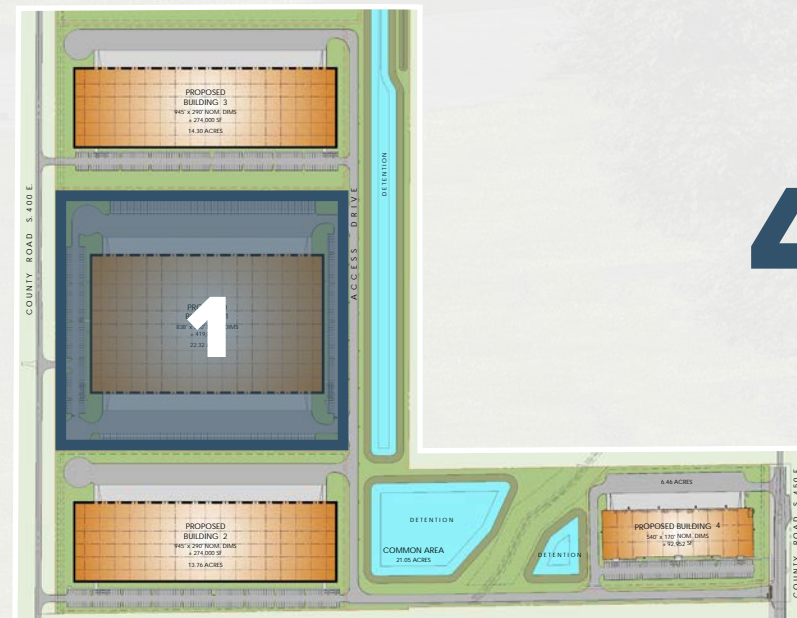
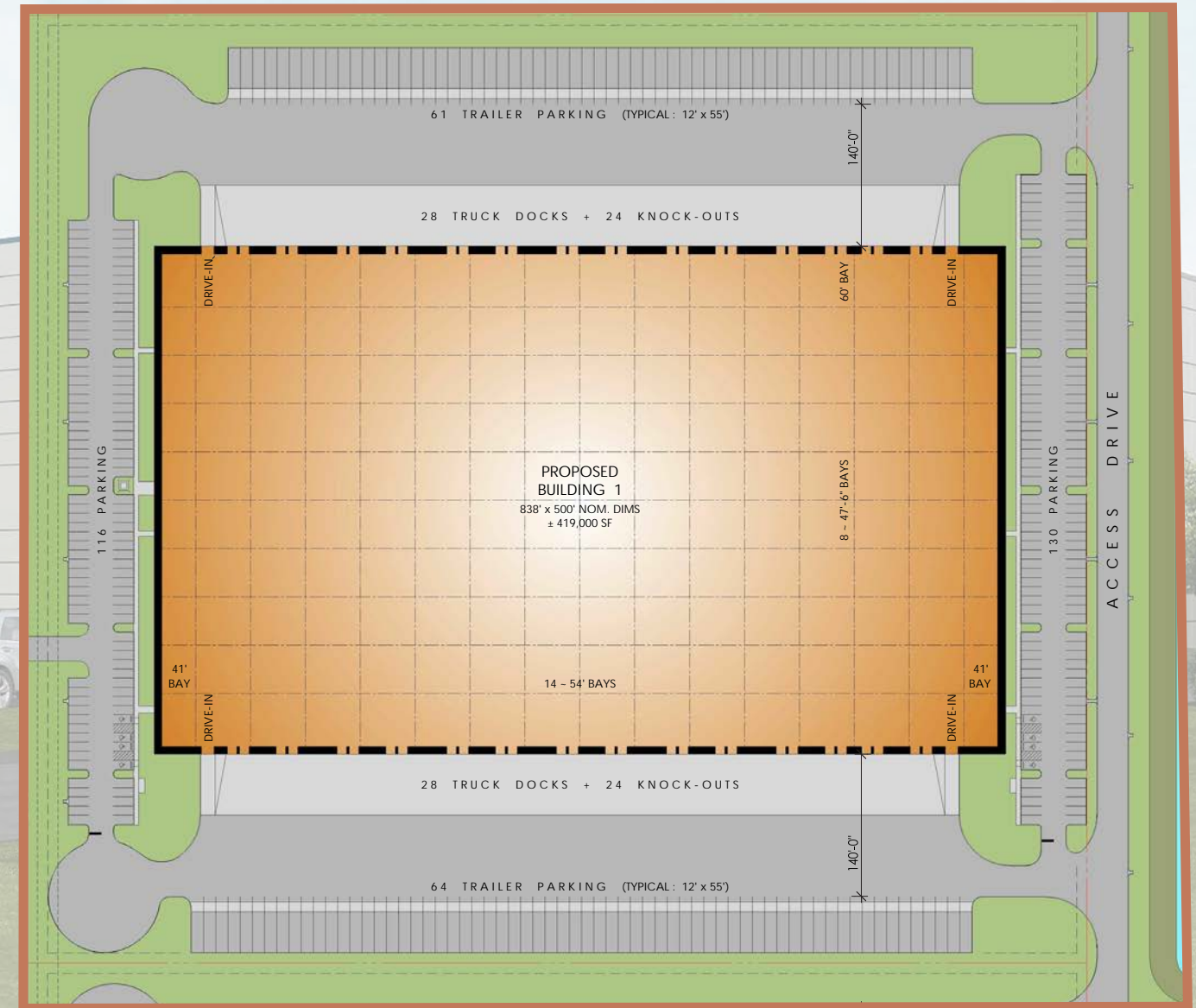
4 Proposed Buildings

96 Total Acreage

Building 1	419,000 SF
Building 2	274,000 SF
Building 3	274,000 SF
Building 4	92,952 SF

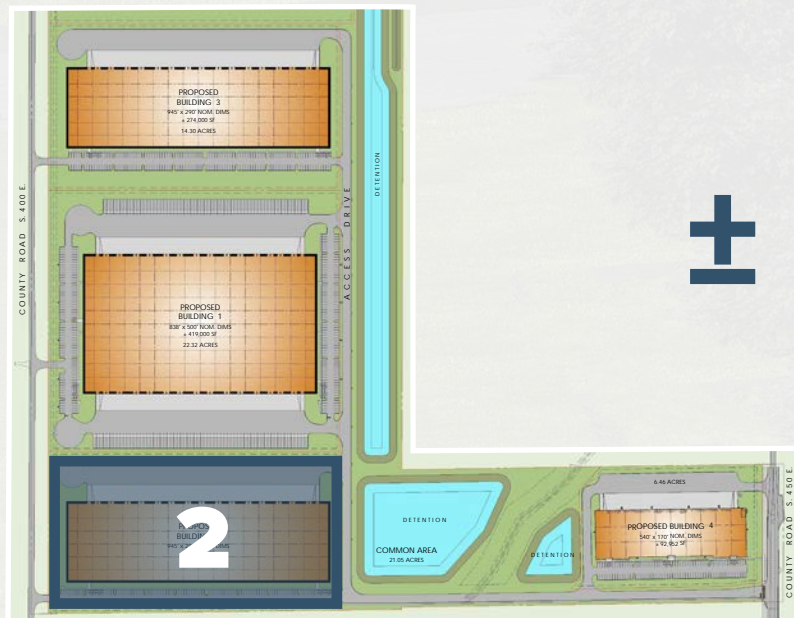
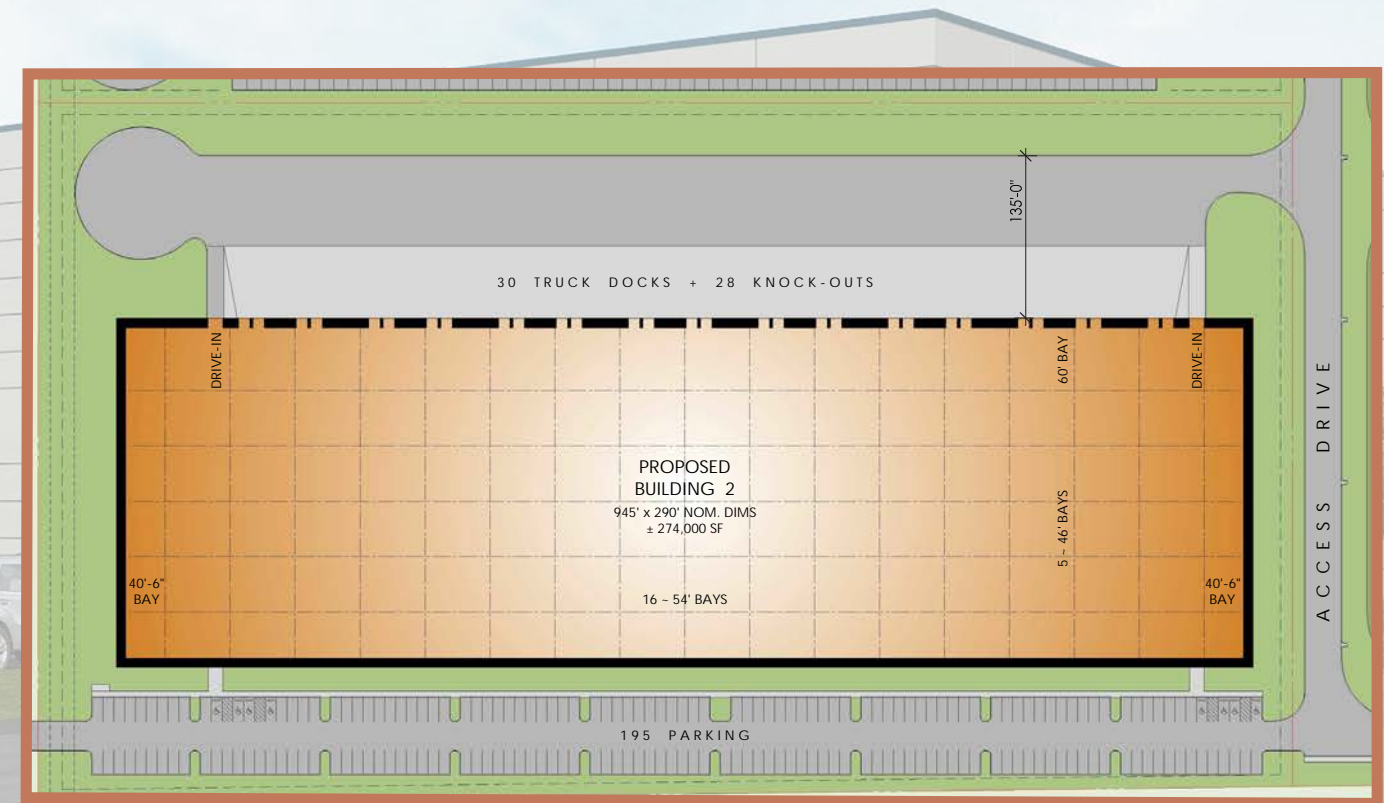


Building SF	419,000 SF	Zoning	I-1
Available SF	419,000 SF	Auto Parking	246
Divisibility	-	Trailer Parking	125
Acerage	± 24.33 acres	Truck Court Depth	140'
Building Dimensions	838' x 500'	Roof	Mechanically attached .45" white TPO roof system
Clear Height	32' - 36'	Lighting	30 FC LED
Column Spacing	54'/60' x 60', 60' speed bay	Sprinkler	ESFR
Dock Doors	56 (9' x 10') manually 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		



419,000 SF
838' x 500'

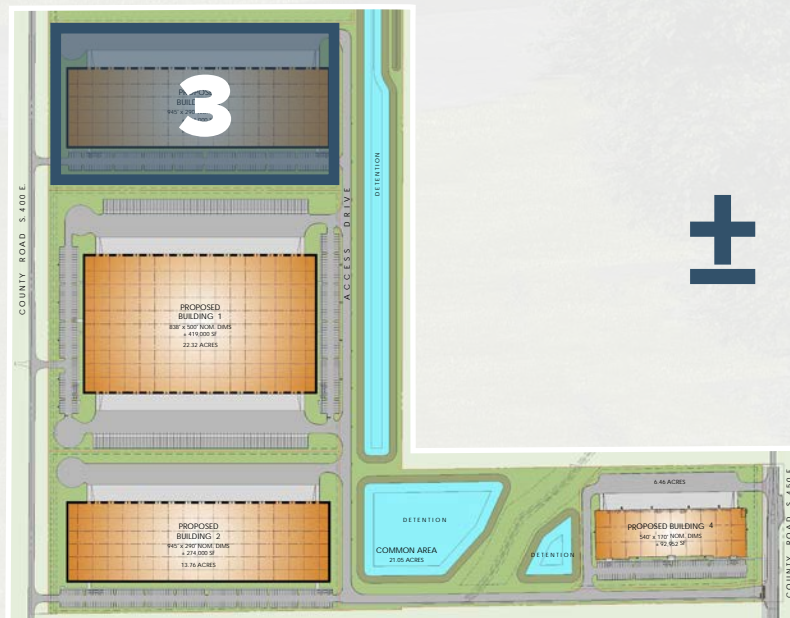
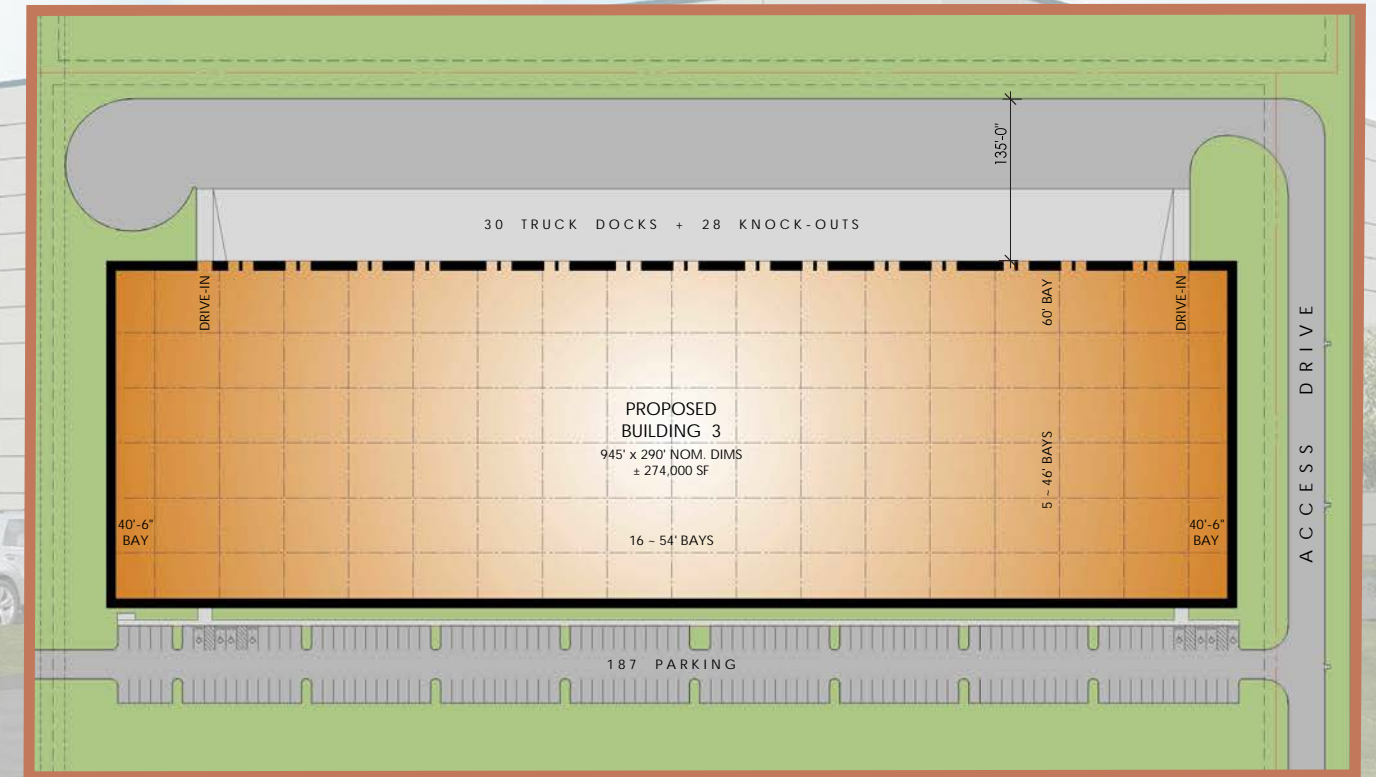
Building SF	274,000 SF	Zoning	I-1
Available SF	274,000 SF	Auto Parking	195
Divisibility	1-3 tenants (min div 50,000 SF)	Trailer Parking	n/a
Acerage	± 23.24 acres	Truck Court Depth	135'
Building Dimensions	945' x 290'	Roof	Mechanically attached .45" white TPO roof system
Clear Height	32'	Lighting	30 FC LED
Column Spacing	54'x52'6", 60' speed bay	Sprinkler	ESFR
Dock Doors	30 (9' x 10') manually operated	Exterior Walls	Insulated precast panels
Dock Package	35,000lb levelers, bumpers, seals & lights	Windows	Abundant office glass
Future Dock Door Knockouts	28	Power	1 service 1200 amps 480/277v 3 phase w/future expansion capabilities
Drive in Doors	2 (12' x 14') motorized		



± 274,000 SF
945' x 290'

Building 3

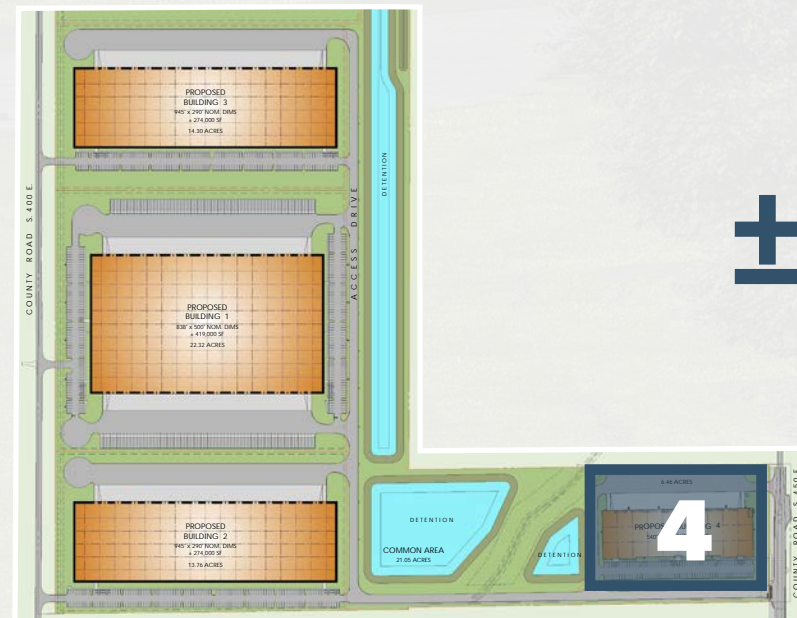
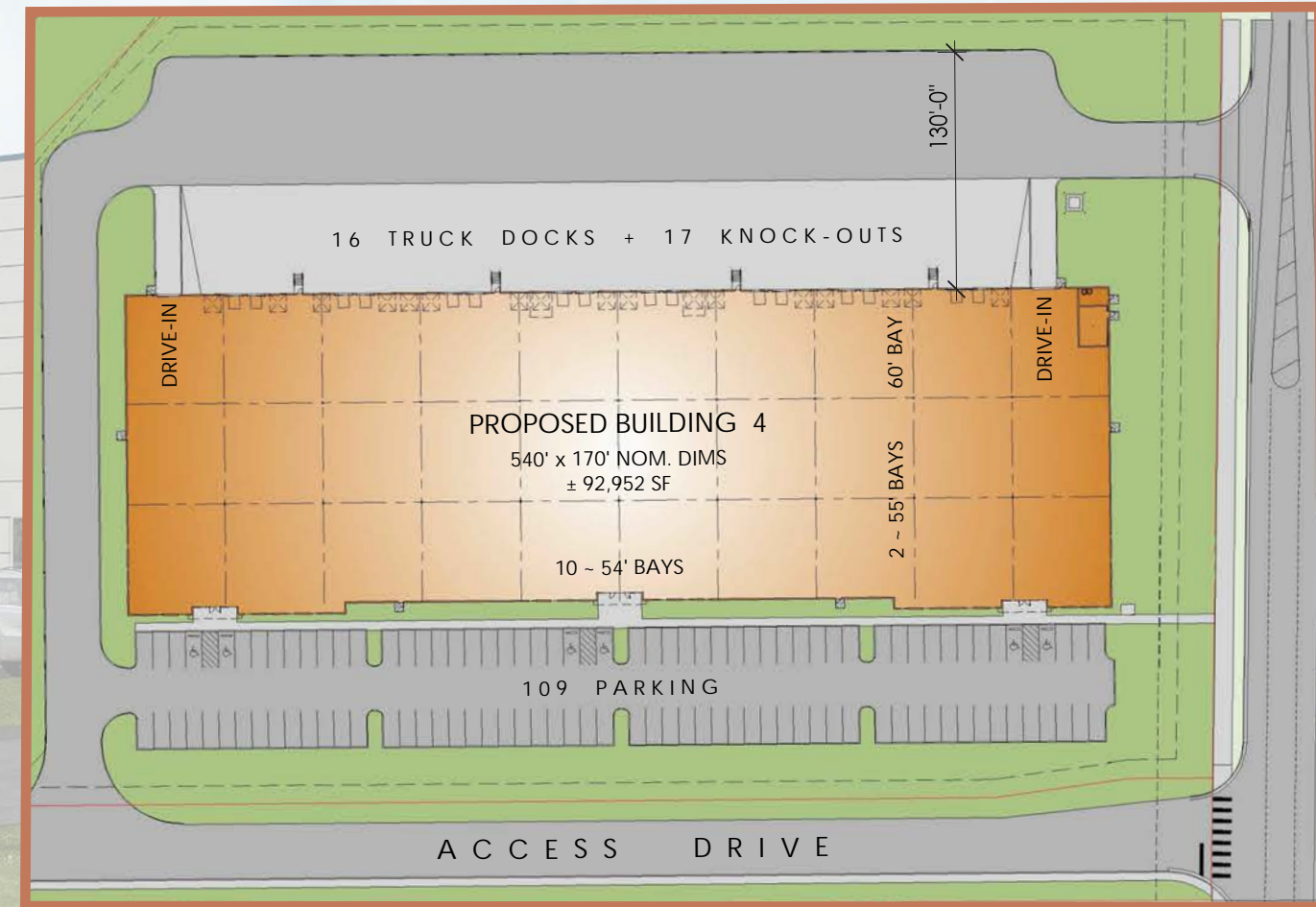
Building SF	274,000 SF	Zoning	I-1
Available SF	274,000 SF	Auto Parking	187
Divisibility	1-3 tenants (min div 50,000 SF)	Trailer Parking	n/a
Acerage	± 17.41 acres	Truck Court Depth	135'
Building Dimensions	945' x 290'	Roof	Mechanically attached .45" white TPO roof system
Clear Height	32'	Lighting	30 FC LED
Column Spacing	54'x52'6", 60' speed bay	Sprinkler	ESFR
Dock Doors	30 (9' x 10') manually operated	Exterior Walls	Insulated precast panels
Dock Package	35,000lb levelers, bumpers, seals & lights	Windows	Abundant office glass
Future Dock Door Knockouts	28	Power	1 service 1200 amps 480/277v 3 phase w/future expansion capabilities
Drive in Doors	2 (12' x 14') motorized		



± 274,000 SF
945' x 290'

Building 4

Building SF	92,952 SF	Zoning	I-1
Available SF	92,952 SF	Auto Parking	109
Divisibility	1-2 tenants (min divis. 40,000 SF)	Trailer Parking	n/a
Acerage	± 10.81 acres	Truck Court Depth	140'
Building Dimensions	540' 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') manually operated	Exterior Walls	Insulated precast panels
Dock Package	35,000lb levelers, bumpers, seals & lights	Windows	Abundant office glass
Future Dock Door Knockouts	17	Power	1 service 1200 amps 480/277v 3 phase w/future expansion capabilities
Drive in Doors	2 (12' x 14') motorized		



± 92,952 SF
540' 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



WCP

Whitestown Commerce Park



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