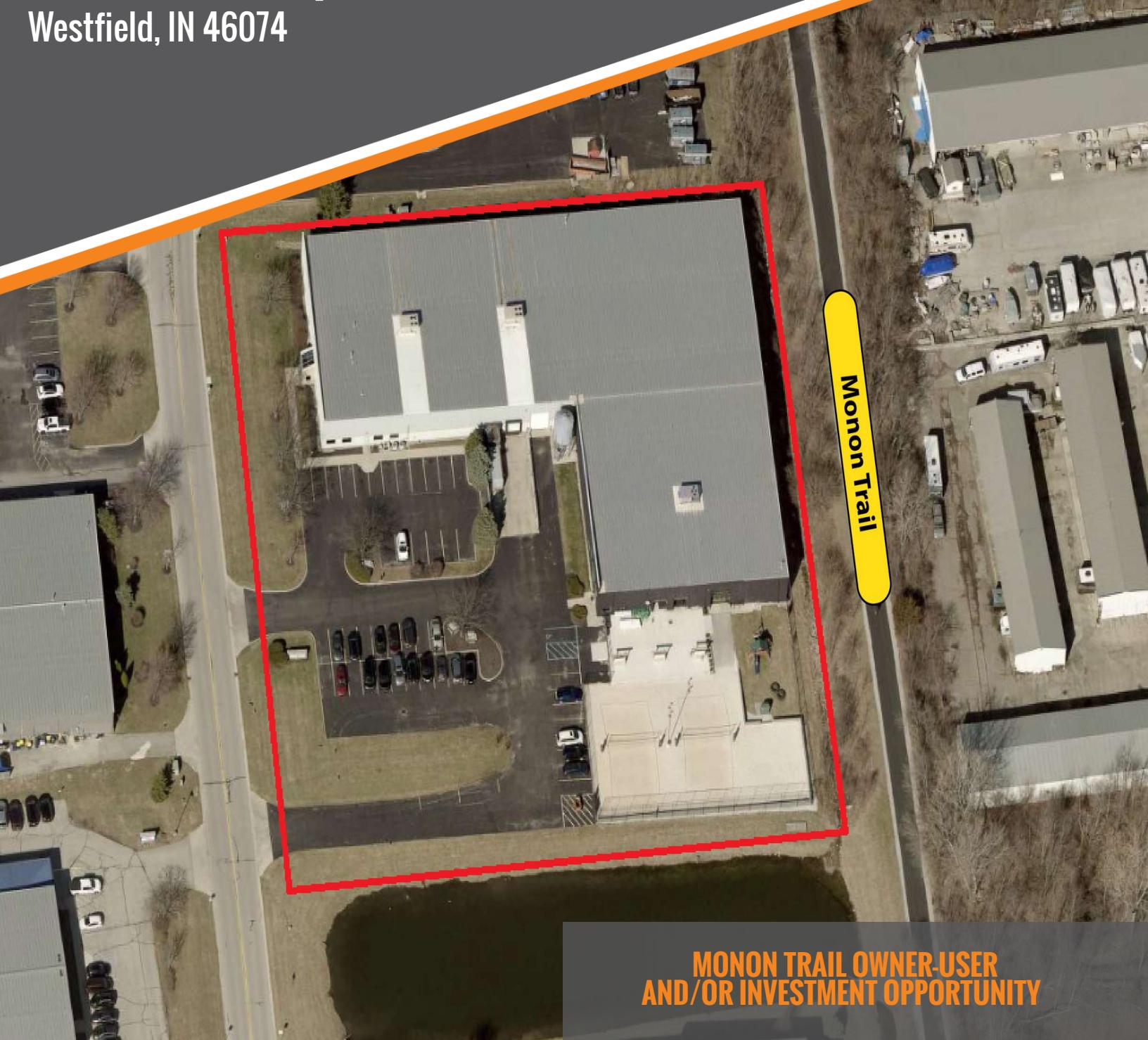




AVAILABLE

16707 Southpark Drive

Westfield, IN 46074



**MONON TRAIL OWNER-USER
AND/OR INVESTMENT OPPORTUNITY**

16707 Southpark Drive

Westfield, IN 46074

AVAILABLE

Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,200,000
Price PSF :	\$136
Lease Rate:	Negotiable
Building Size:	45,450 SF
Lot Size:	3.15 AC
Year Built:	2002
Zoning:	El
Clear Height:	17'-18.5'
Power:	3 Phase
Docks/Drive-ins:	2/4
Sprinklered:	Yes
Air Conditioning:	Yes
Taxes:	\$53,368
Insurance:	\$11,374
CAM:	\$14,411
Total OPEX:	\$79,153 (\$1.74/SF)

PROPERTY OVERVIEW

This industrial flex offering is conveniently located on the Monon Trail and within minutes of US-31. It is an exceptional owner-user and/or investment opportunity, as the owner is willing to sign a long-term lease for a portion of the building. There are four drive in doors, two docks, 3 phase power, and LED lighting throughout. Additionally, the building is fully air conditioned.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	409	2,949
Total Population	124	882	7,619
Average HH Income	\$88,868	\$104,209	\$144,714

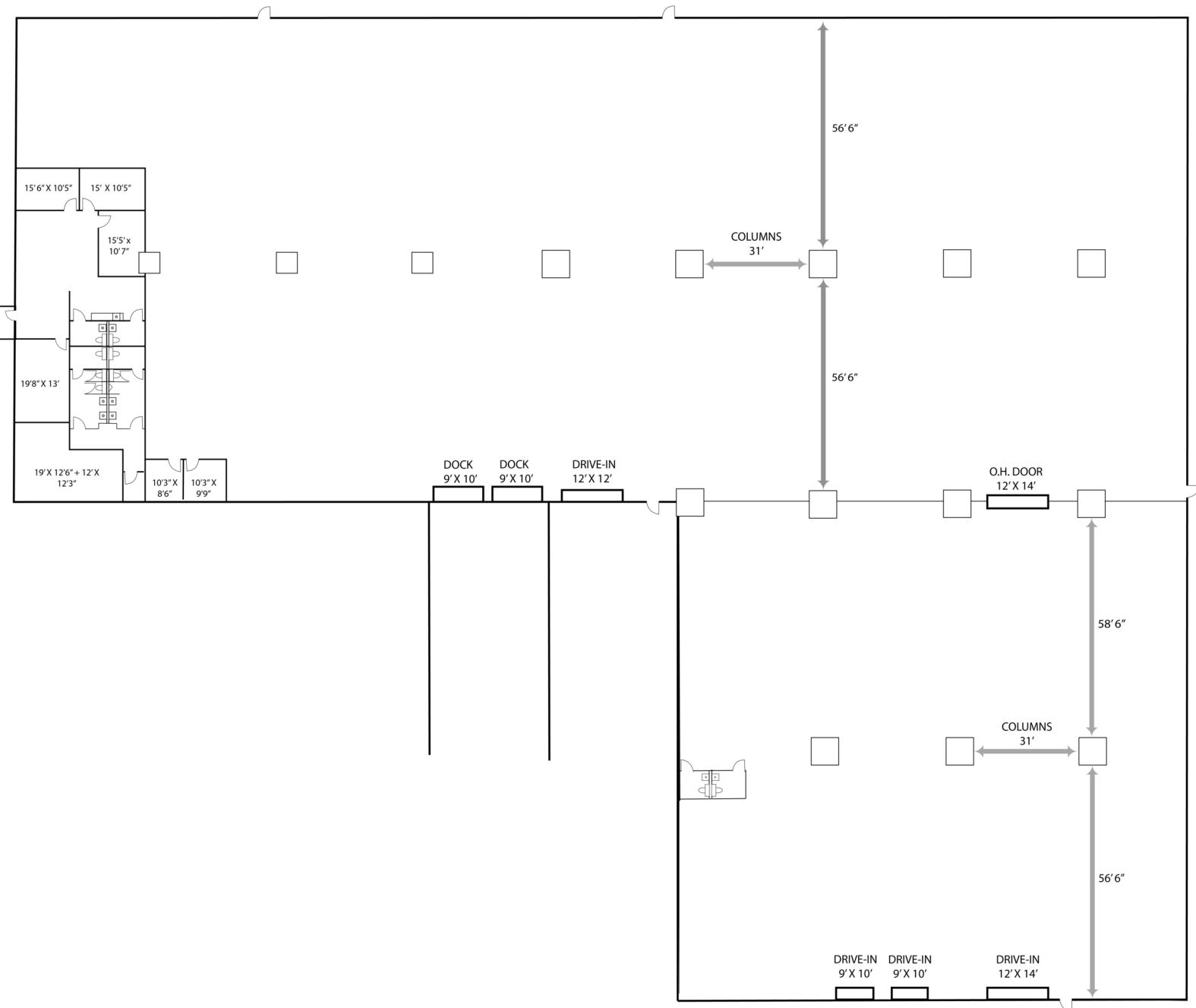


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Floor Plan



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Additional Photos



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Additional Photos



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Retailer Map

