

**INDUSTRIAL SPEC CONSTRUCTION
AVAILABLE JULY 2026**



**286,344 SF divisible to 45,900 SF
on 16.94 acres Whitestown, Indiana**

ELECTRICAL SERVICE 4000 AMPS EXPANDABLE



BUILDING 7

5561 E 500 S, Whitestown, IN 46075

DEVELOPED BY

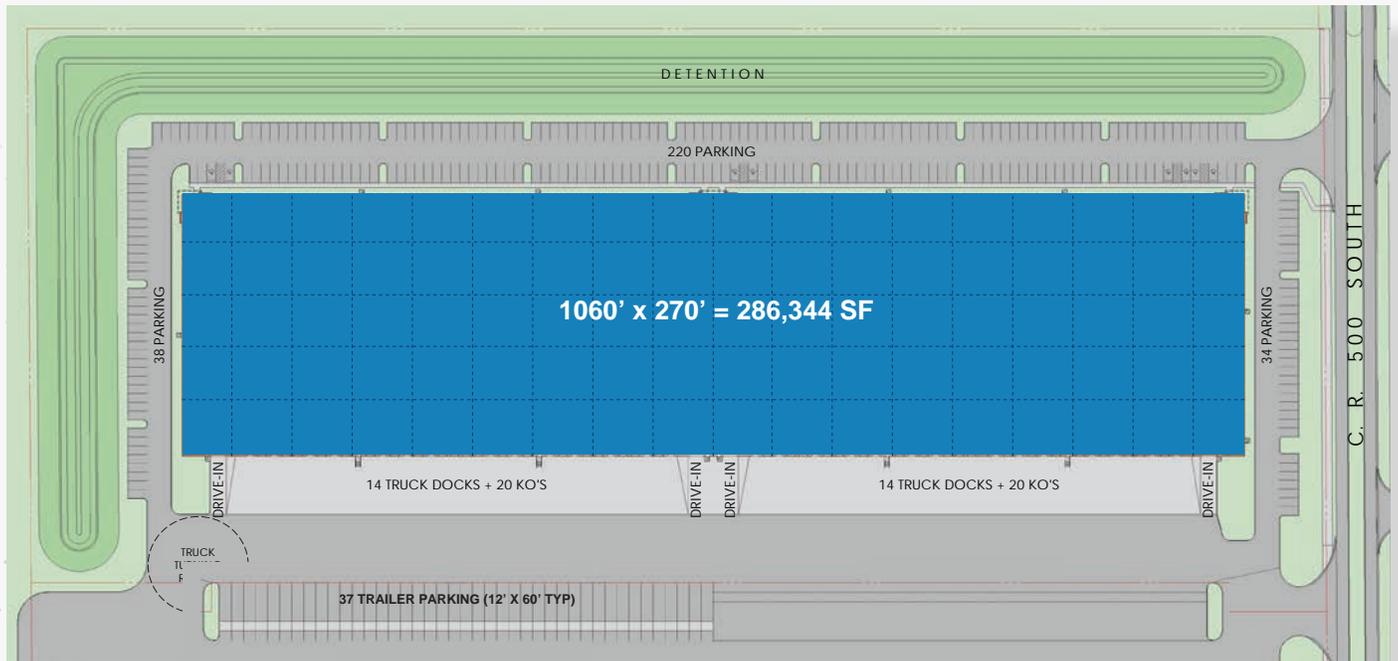


STRATEGIC CAPITAL
PARTNERS

LEASED BY



65COMMERCE PARK BUILDING 7

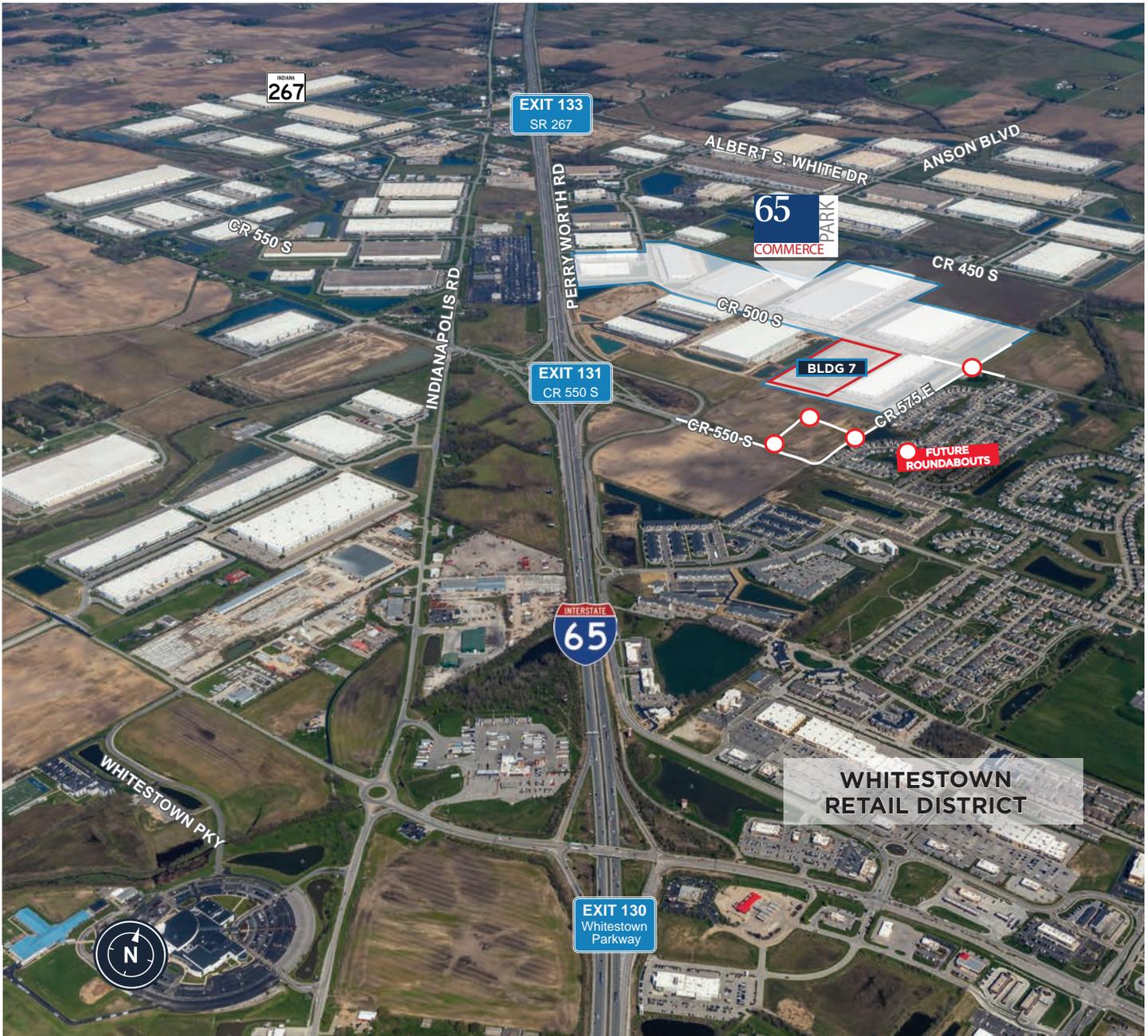


RENTAL RATES \$7.95 PSF NNN (FULL BUILDING) | \$8.75 NNN (PARTIAL BUILDING)
 \$0.65 EST OPERATING EXPENSES - YEAR 1 - 2026
 \$5.00 PSF TENANT IMPROVEMENT ALLOWANCE

BUILDING 7 FEATURES

TOTAL SIZE	286,344 SF divisible to 45,900 SF	STRUCTURAL STEEL	Gray tube columns and joists
OFFICE AREA	Build-to-suit	AUTO PARKING	293
SITE	16.96 acres	TRAILER STORAGE	37
BAY SPACING	60' x 54' typ.; 48' office bay; 50' end bays; 60' dock bay	SLAB CONSTRUCTION	7" unreinforced, 4,000 psi concrete on aggregate base
CEILING HEIGHT	32'	ROOFING	Mechanically attached .45 mil TPO with R-20 insulation
DOCK DOORS	28 (9' x 10' manual overhead) 40 knockout doors	HEATING	Indirect gas-fired, air/energy rotation rack units
DRIVE-IN DOORS	4 (14' x 14' w/electric operators)	ZONING	I-1 Light Industrial
INTERIOR LIGHTING	Linear LED high bay	SPRINKLER SYSTEM	ESFR
EXTERIOR WALLS	Load-bearing precast concrete panels	TAX ABATEMENT	10-year real property abatement
ELECTRICAL	4000 amps via (2) 800 amp & (2) 1200 amp services - expandable		

INTERSTATE 65 NORTH TO CHICAGO THREE (3) INTERSTATE INTERCHANGES



BOONE COUNTY, INDIANA



INDIANA

- Best State for Business in the Midwest
- Ranks #5 nationally



INDIANAPOLIS INT'L AIRPORT

- 25 minute drive
- Home to 2nd largest FedEx facility in the world



POPULATION (2024 est.)

- 912,000 - 20 mile
- 2,160,800 - Indy MSA



WORKFORCE (2024 est.)

- 719,000 - 20 mile



TAXES

- Best State Tax Climate in the Midwest
- Ranks #9 nationally

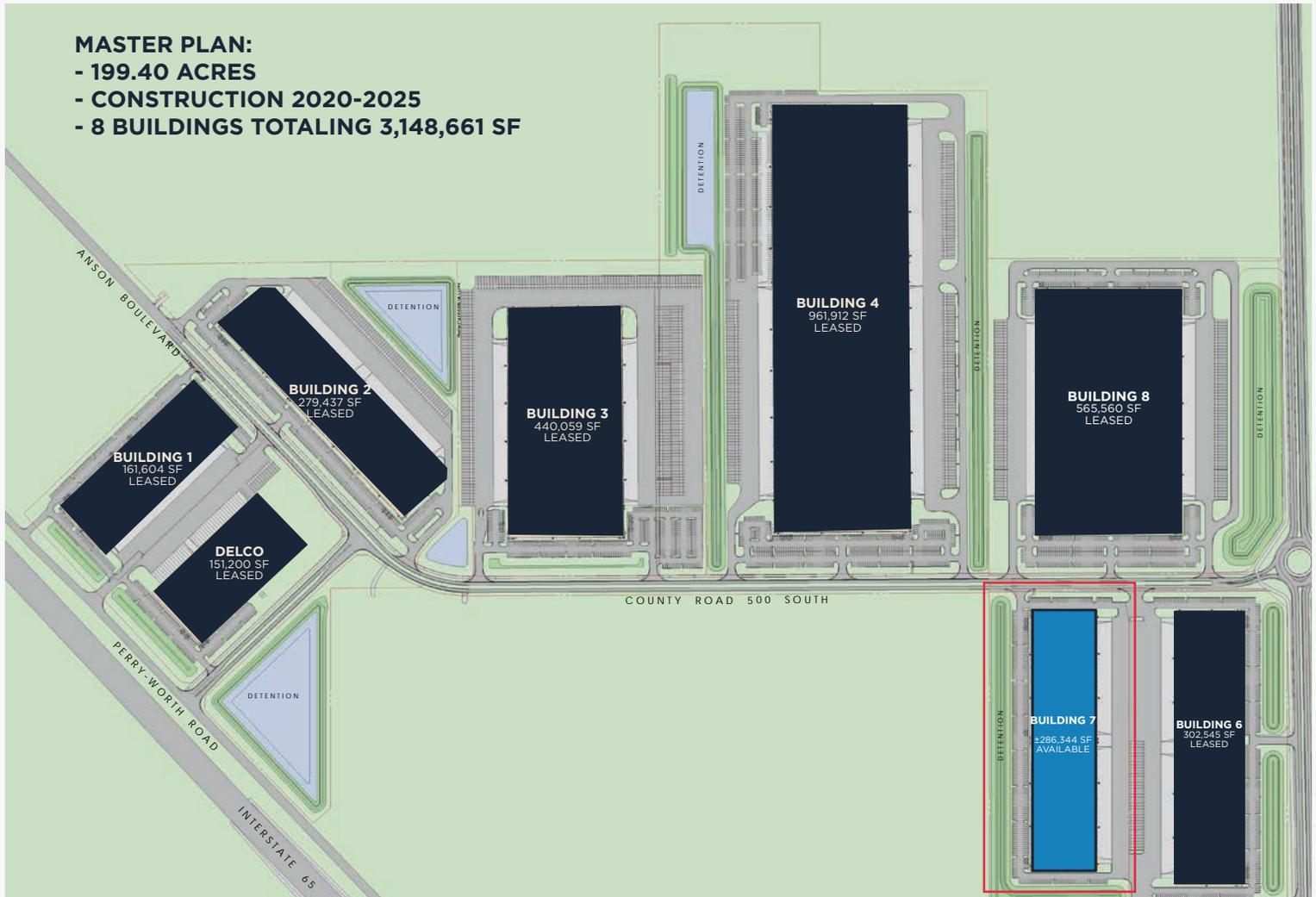


BOONE COUNTY

- Home to some of the fastest growing IN cities

65COMMERCE PARK WHITESTOWN, INDIANA - BOONE COUNTY

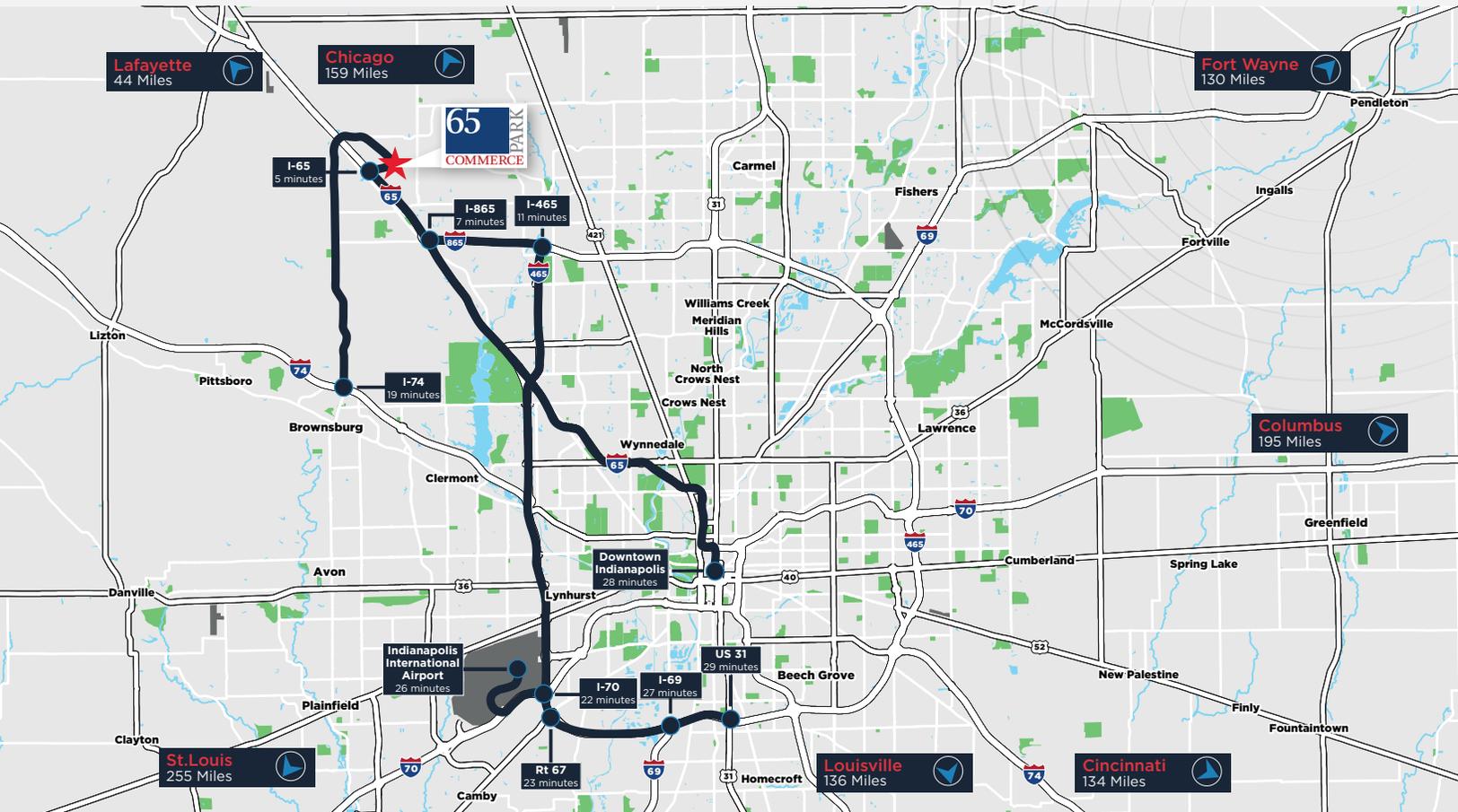
DEVELOPED BY STRATEGIC CAPITAL PARTNERS



UTILITY PROVIDERS:

ELECTRIC	Boone REMC	WATER	Whitestown Municipal Utilities
GAS	CenterPoint Energy	SANITARY SEWER	Whitestown Municipal Utilities
FIBER/INTERNET	TDS/AT&T/Xfinity		

NATIONAL CONNECTIVITY



- Conveniently located on the I-65 corridor
- 20-minute drive from downtown Indianapolis
- Less than 30 miles/minutes from Indianapolis International Airport, home of second largest FedEx hub in the world

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