

# Westpoint Business Park

**555-ACRE PARK LOCATED IN MONROVIA, IN**  
120,000 - 1.2+ million SF spaces available





## Available Sites

### BUILDING VI

1,043,000 SF

### BUILDING VII

464,000 SF

### BUILDING VIII

464,000 SF

### BUILDING IX

248,000 SF

### BUILDING X

1,248,000 SF

### WATER

Citizens Water

### SEWER

Hendricks County Sewer Dept.

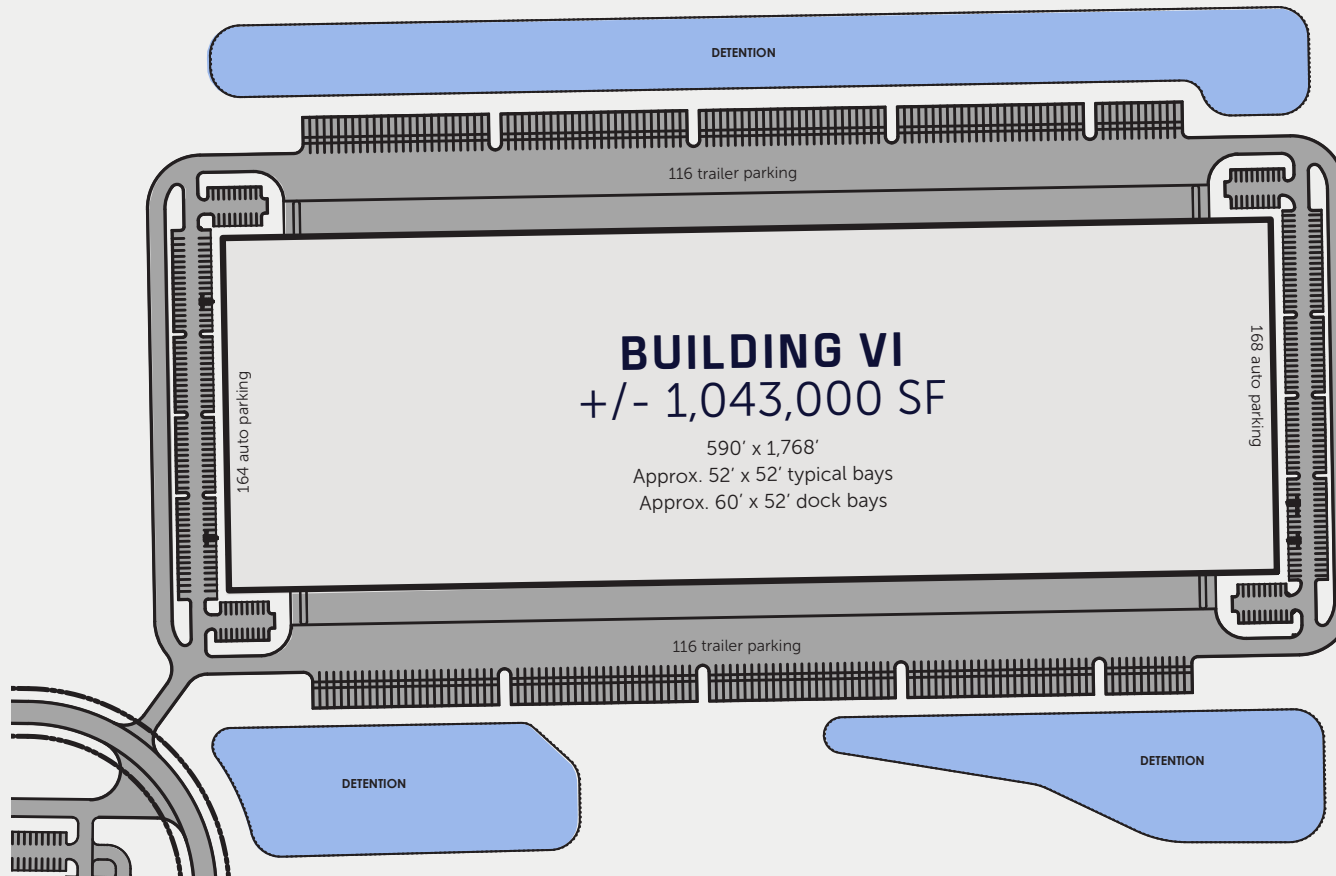
### POWER

Hendricks Power Cooperative

### DATA

TDS Telecom

**ALL BUILDINGS SEEKING  
LEED® CERTIFICATION**



# 1,043,000 SF



500,000 SF min. divisibility



40' clear height



332 auto parking



232 trailer parking



104 docks



4 drive-in doors

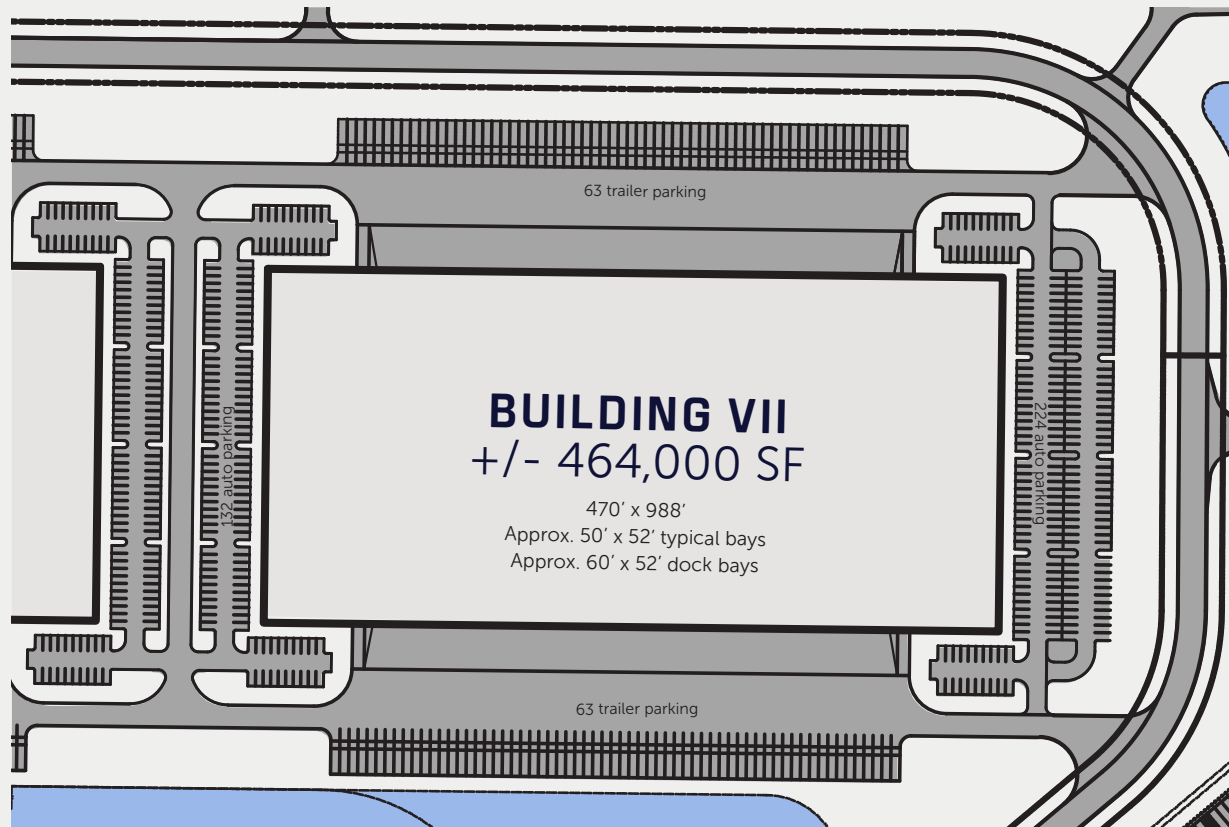


8" thick unreinforced slab



Two 3,000-amp  
480/277-volt services

**SEEKING  
LEED® CERTIFICATION**



# 464,000 SF



232,000 SF min. divisibility



40' clear height



332 auto parking



126 trailer parking



46 docks



4 drive-in doors



8" thick unreinforced slab



Two 1,600-amp services (expandable)

**SEEKING  
LEED® CERTIFICATION**



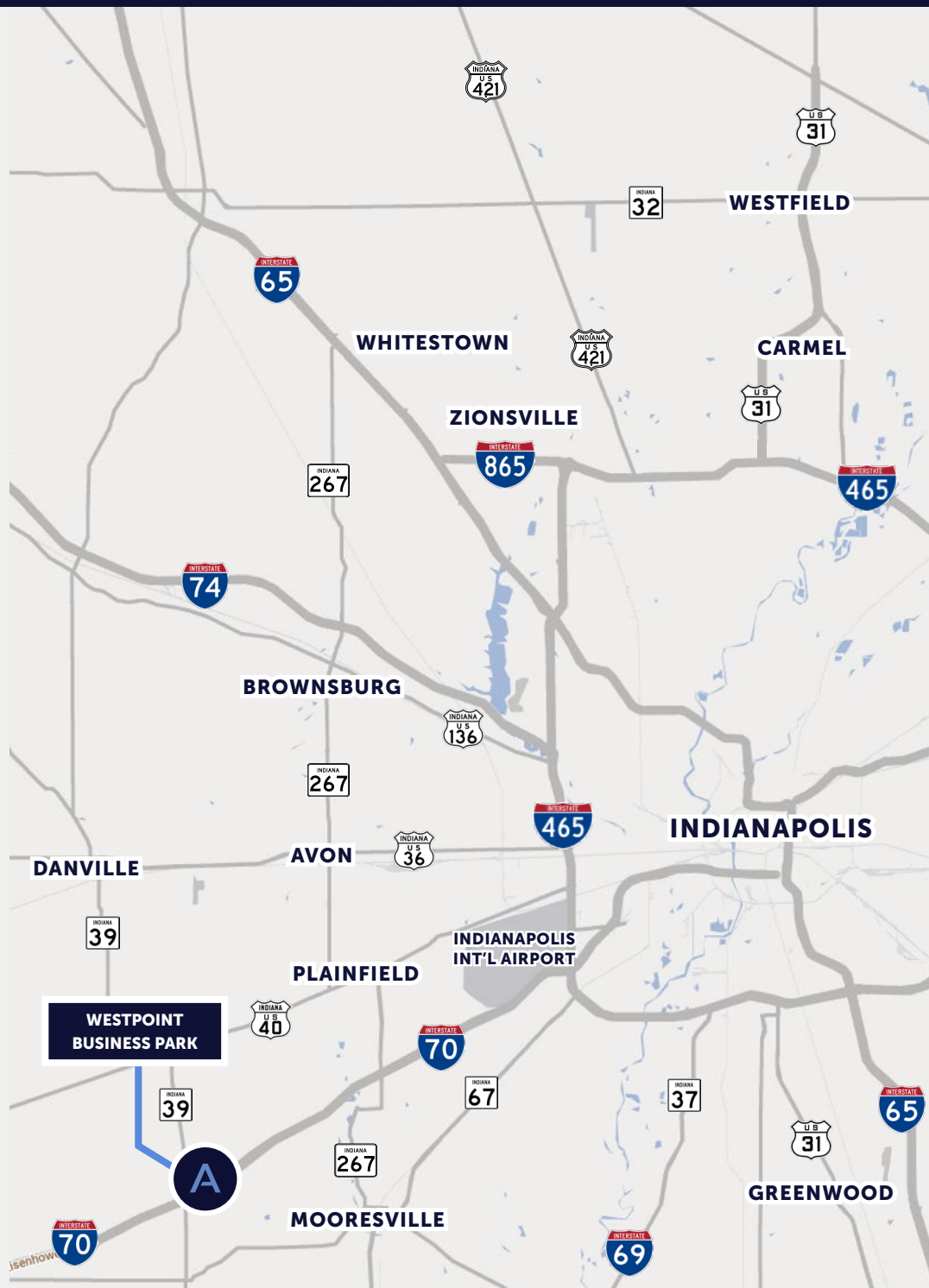


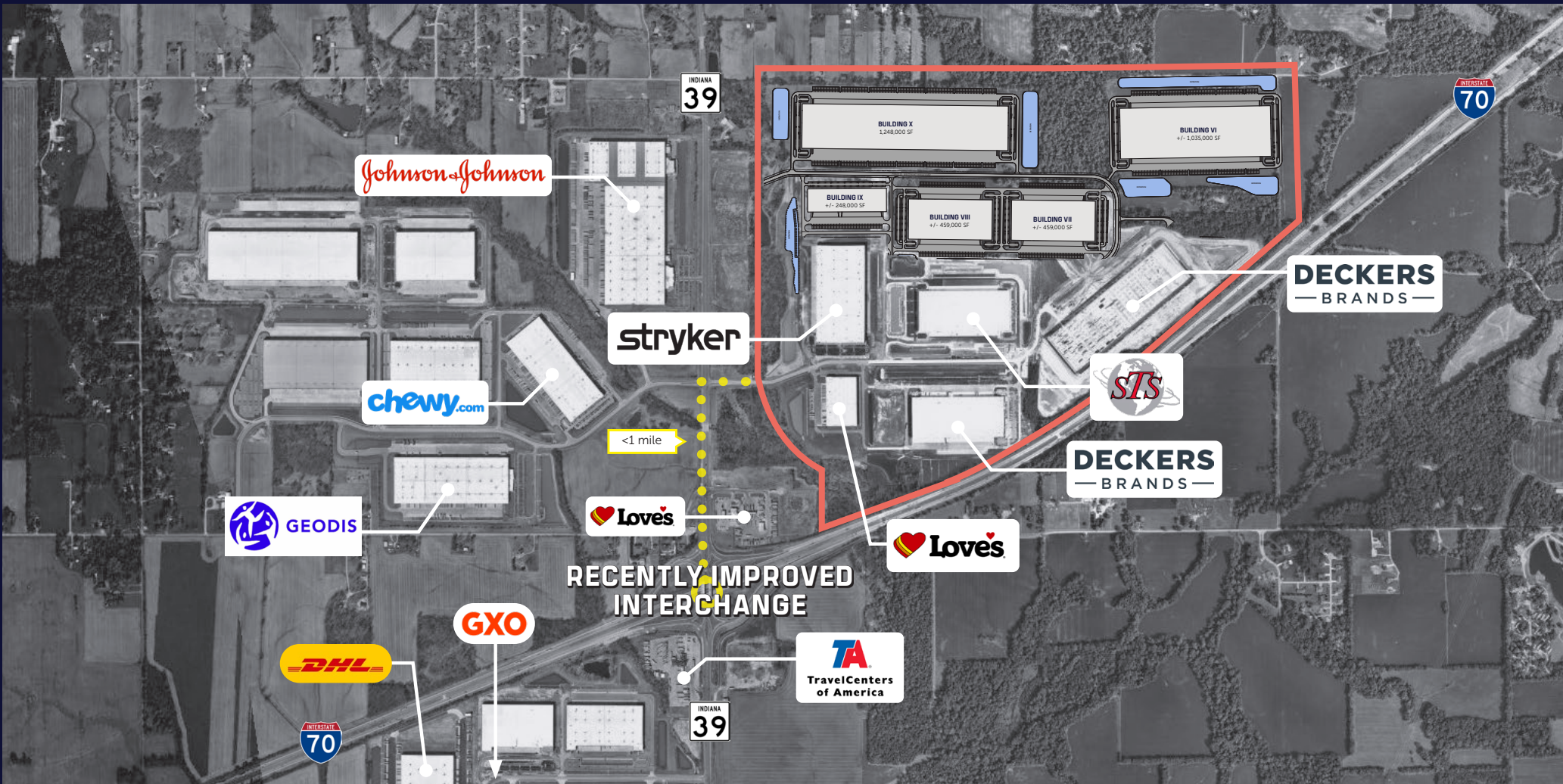
## ACCESS & LABOR

Located in the southwest submarket of Indianapolis, **Westpoint Business Park** offers **immediate access to I-70 via a newly improved interchange** and **close proximity to a large surrounding labor pool**.

- Located in Monrovia, Indiana
- **4 interstates through Indianapolis** — I-65, I-70, I-69 and I-74 — all easily accessed via I-465
- 14-minute drive time to I-465 via I-865
- **13-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- 10-year real estate tax abatement in place
- Indiana ranks **#1 in Midwest and #5 in the nation** as Best State for Business
- Indiana ranks **#1 in Midwest and #10 in the nation** as Best Tax Climate

All park **infrastructure**  
& **zoning** complete





# Westpoint Business Park

[WESTPOINTBUSINESSPARK.COM](http://WESTPOINTBUSINESSPARK.COM)

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