



AVAILABLE SF

10,000 SF

SALE PRICE

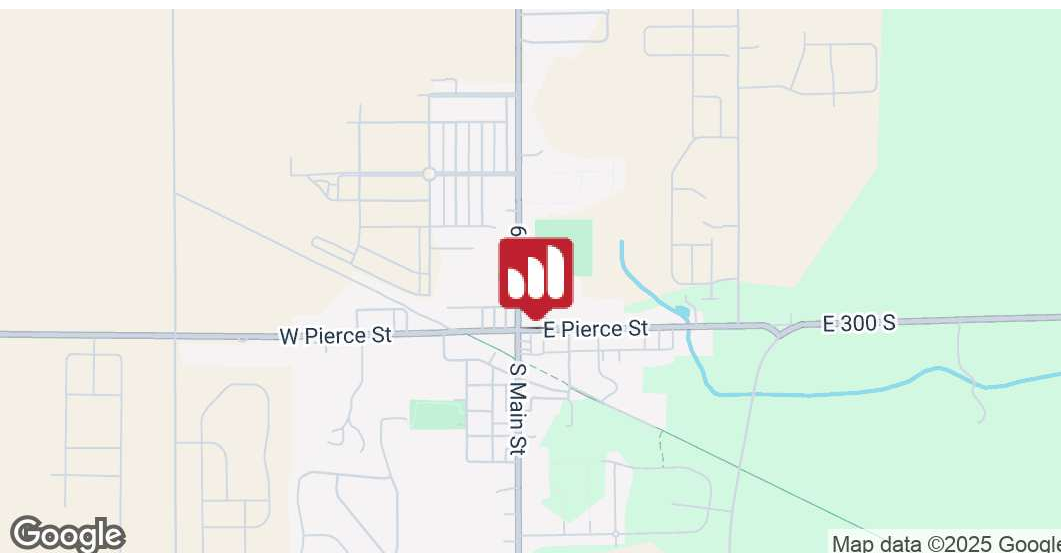
\$850,000

PROPERTY HIGHLIGHTS

- 10,000 SF industrial building, which can be redeveloped
- Available 8/1/2025
- Additional lot available
- Great location

FOR SALE

65 E. PIERCE ST.
Whitestown, IN
46075



MATT FERGUSON

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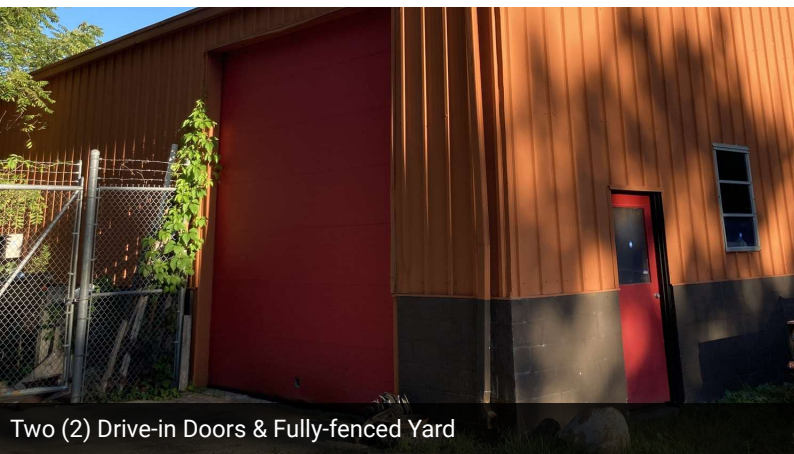
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Adjacent Lot Available

PROPERTY DESCRIPTION

This industrial building is basically located at Main & Main in Downtown Whitestown, one of the growing industrial areas of Central Indiana. This building has the potential for redevelopment. Available 8/1/2025. There is an additional lot available for \$150,000.



Two (2) Drive-in Doors & Fully-fenced Yard

LOCATION DESCRIPTION

Located in the heart of Downtown Whitestown, Indiana. The town is located near Interstate 65, approx. 22 miles northwest of Downtown Indianapolis & approx. 7 miles from the northern city limits of Indianapolis. Whitestown is known for its ever-growing industrial community & is surrounded by affluent Indianapolis suburbs. Whitestown sits in a convenient location between I-65 & US 421. The Town of Whitestown has also announced plans for a \$135 million development project, including a youth sports environment, hotel, water park, housing, retail space, & other amenities.



In the Heart of Downtown Whitestown

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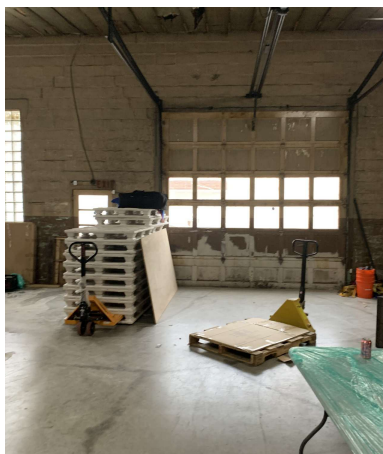
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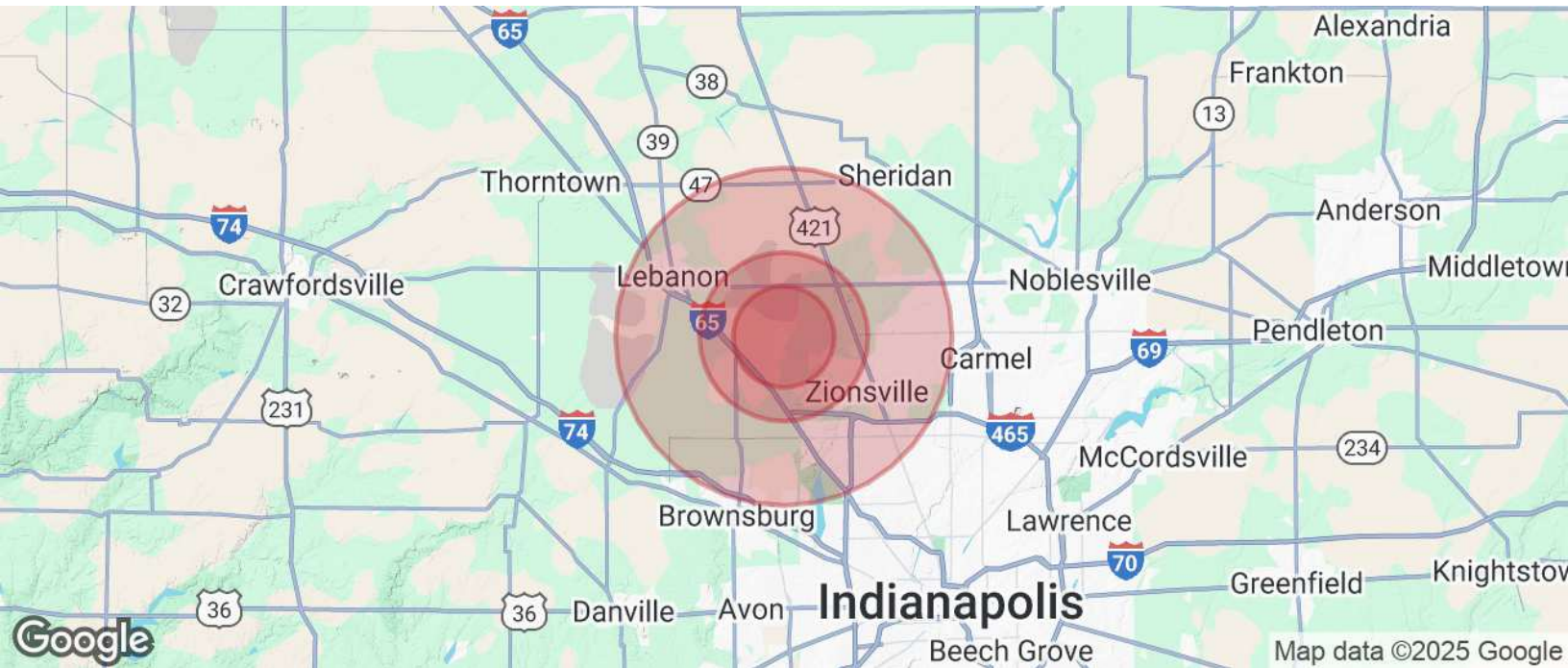
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,023	28,669	148,435
Average Age	32.5	35.9	39.3
Average Age (Male)	31.7	35.3	38.1
Average Age (Female)	32.5	36.2	39.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,439	10,369	58,543
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$132,883	\$151,168	\$130,656
Average House Value	\$312,191	\$372,382	\$302,110

2020 American Community Survey (ACS)

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