

4355 Perry Worth Road

Whitestown, IN 46075



New Construction Showroom/Flex Space

Building 1 : 2,100 - 13,520 SF

Building 2 : 2,100 - 26,770 SF

PROPERTY HIGHLIGHTS

- New Construction
- 18' Clear Height
- 12' and 14' Overhead Door Height Options
- 1 minute from I-65, on NEW Stoplight on Albert S. White Dr.
- 4 Year Real Estate Tax Abatement
- Parking Ratio 2.5 / 1,000 (Expandable)
- Right Next to the New 55,000 SF Wally's Gas Station
- Increments of 2,100 SF
- Building 2 can be a BTS Opportunity for a Single User or Larger Tenant



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	9	70
Total Population	3	22	167
Average HH Income	\$133,331	\$123,371	\$113,692

Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Jack Seamands
Director
jack@alopg.com
C: 463.230.5158

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



4355 Perry Worth Road

Whitestown, IN 46075

Aerial Map



Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Jack Seamands
Director
jack@alopg.com
C: 463.230.5158

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com

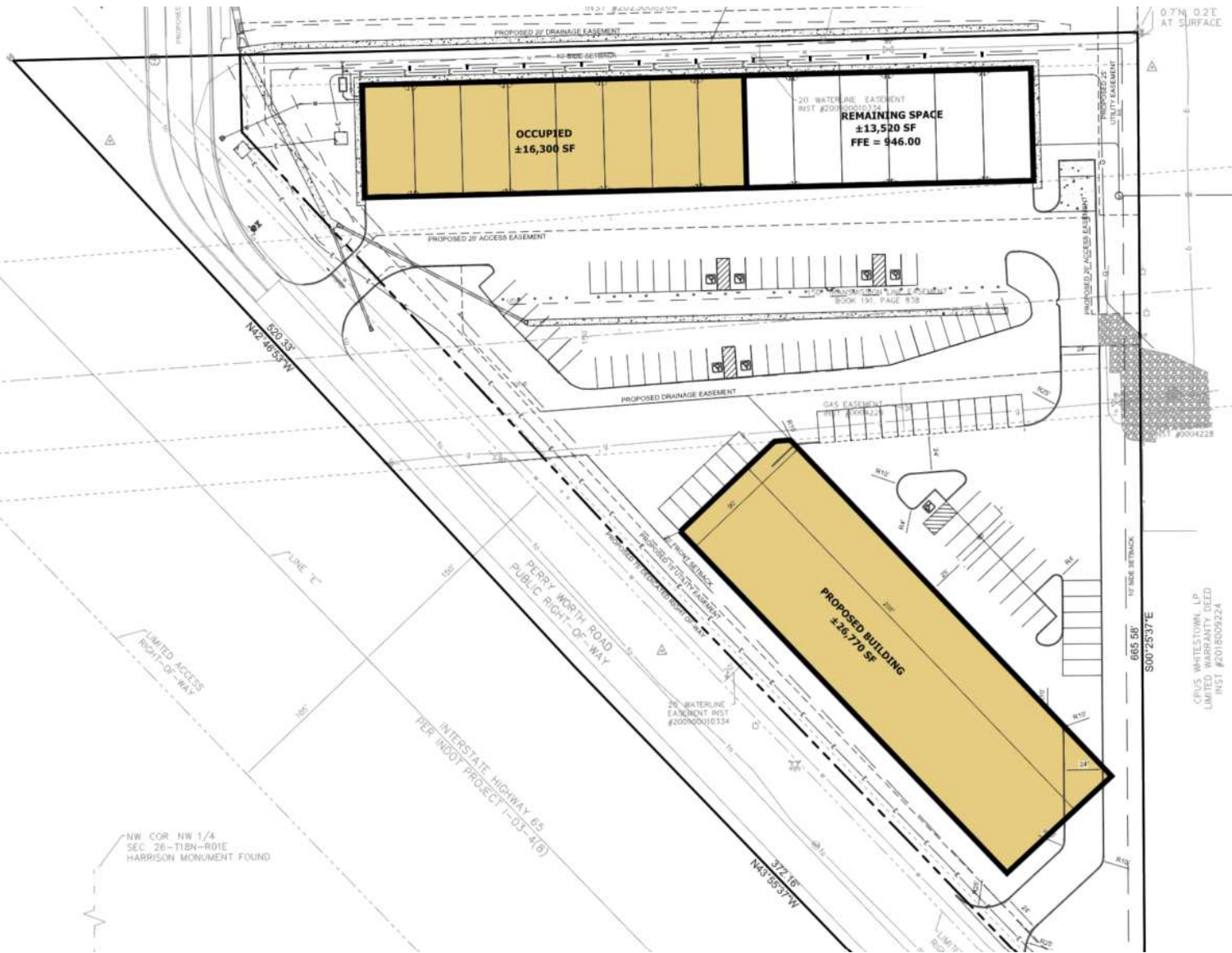


Although all information furnished regarding property for sale, rental, or financing is from sources deemed as reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

4355 Perry Worth Road

Whitestown, IN 46075

Aerial Site Plans



Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Jack Seamands
Director
jack@alopg.com
C: 463.230.5158

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



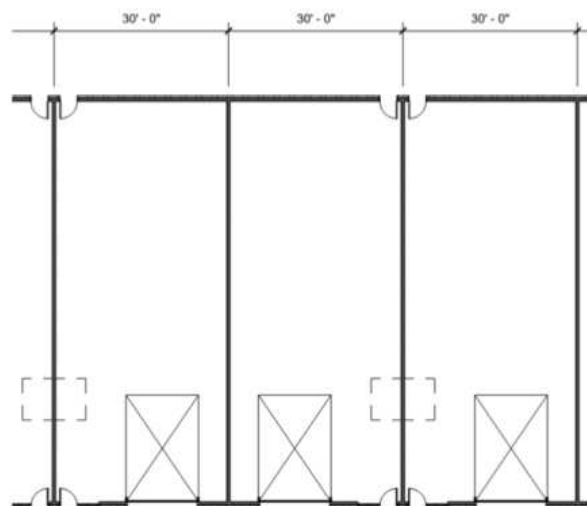
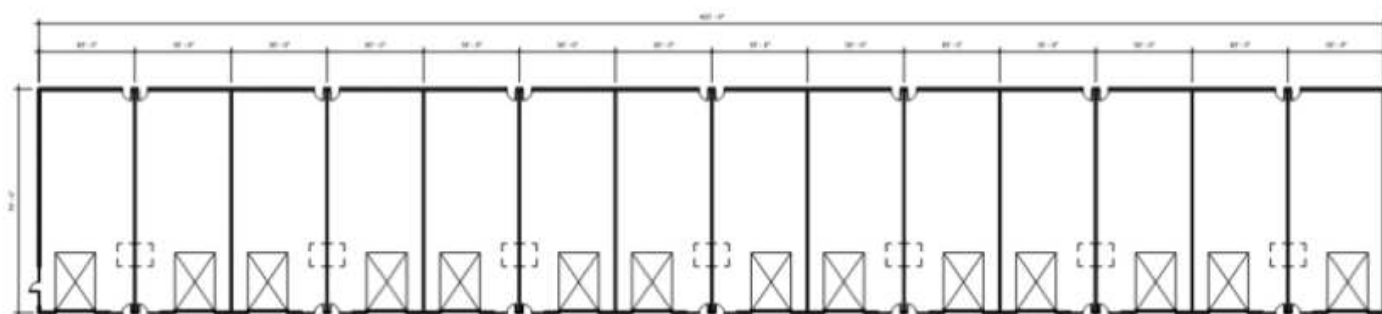
4355 Perry Worth Road

Whitestown, IN 46075

Floor Plans

Floor Plan

- Increments of 2,100 SF



TYPICAL BAY

Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Jack Seamands
Director
jack@alopg.com
C: 463.230.5158

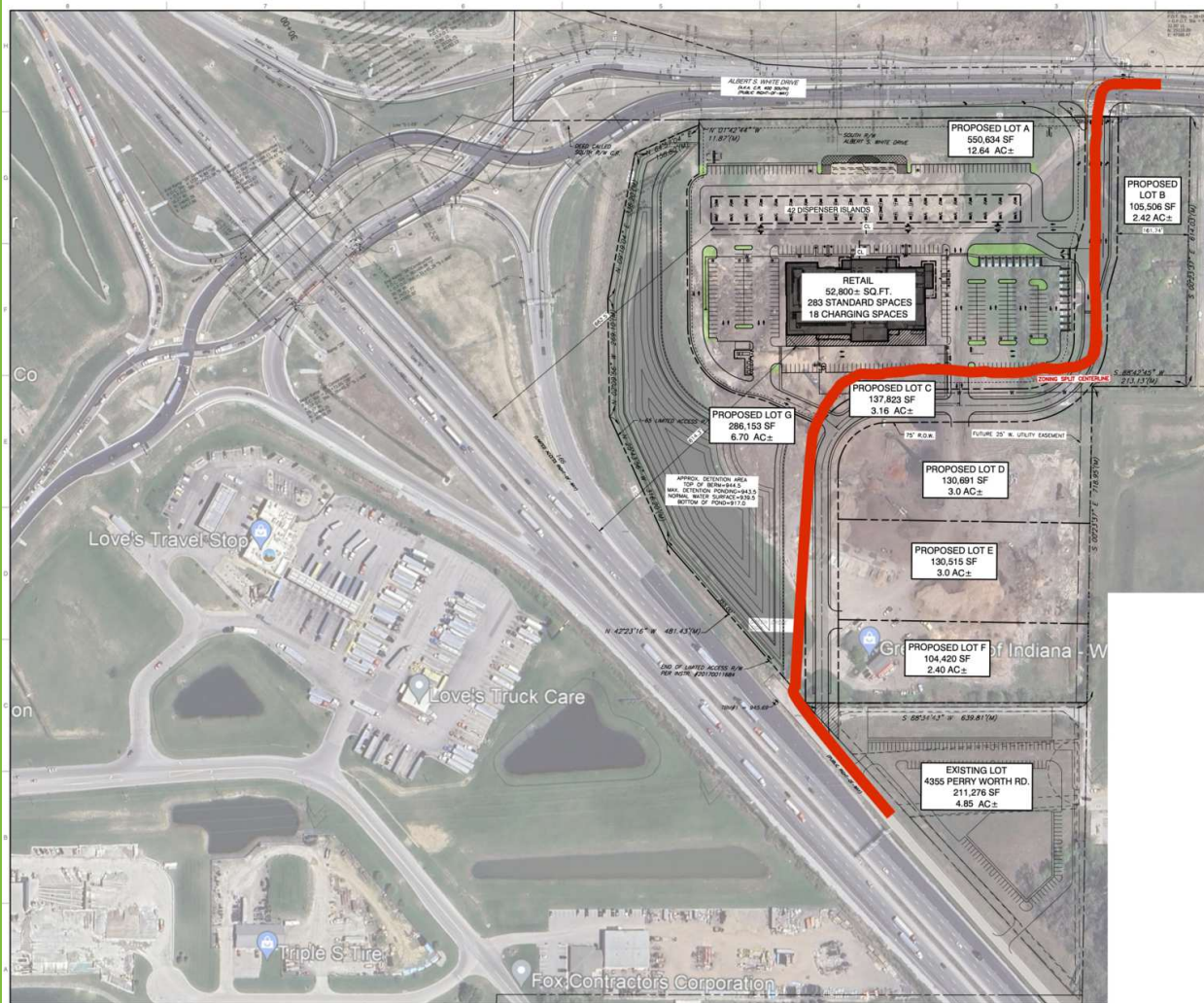
ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



4355 Perry Worth Road

Whitestown, IN 46075

Additional Photos



Access from Perry Worth Rd, through Wally's Gas Station to 4355 Perry Worth Rd

Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Jack Seamands
Director
jack@alopg.com
C: 463.230.5158

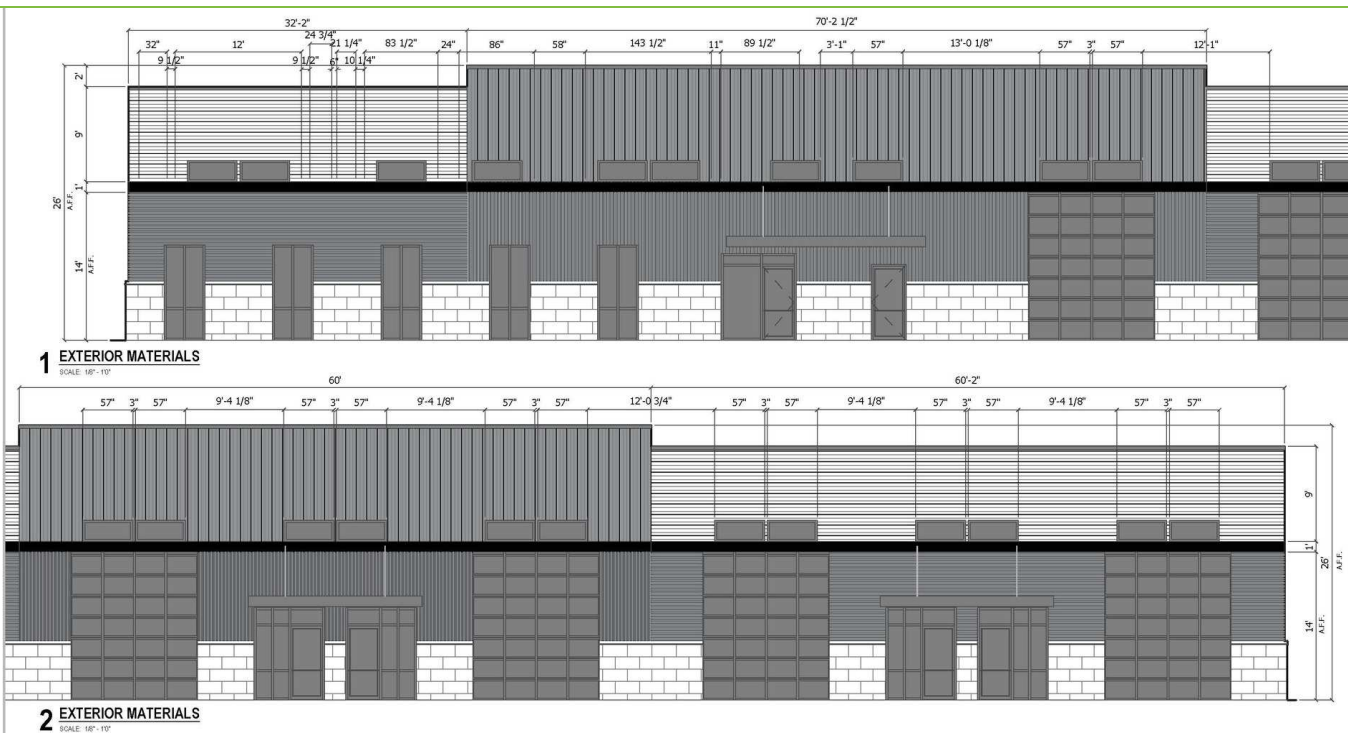
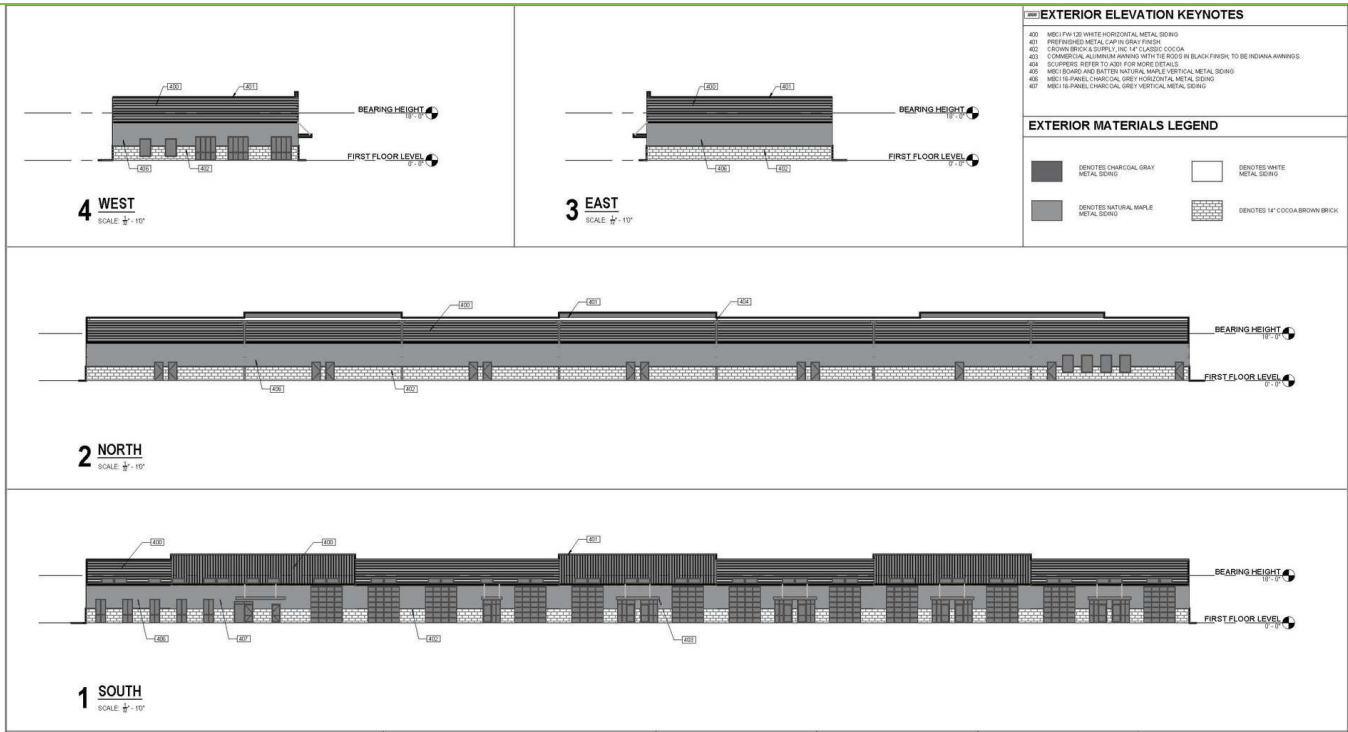
ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



4355 Perry Worth Road

Whitestown, IN 46075

Additional Plans



Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Jack Seamands
Director
jack@alopg.com
C: 463.230.5158

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com

