

NORTH POINT

COMMERCE I

2021 Grassy Branch Rd Westfield, IN 46074

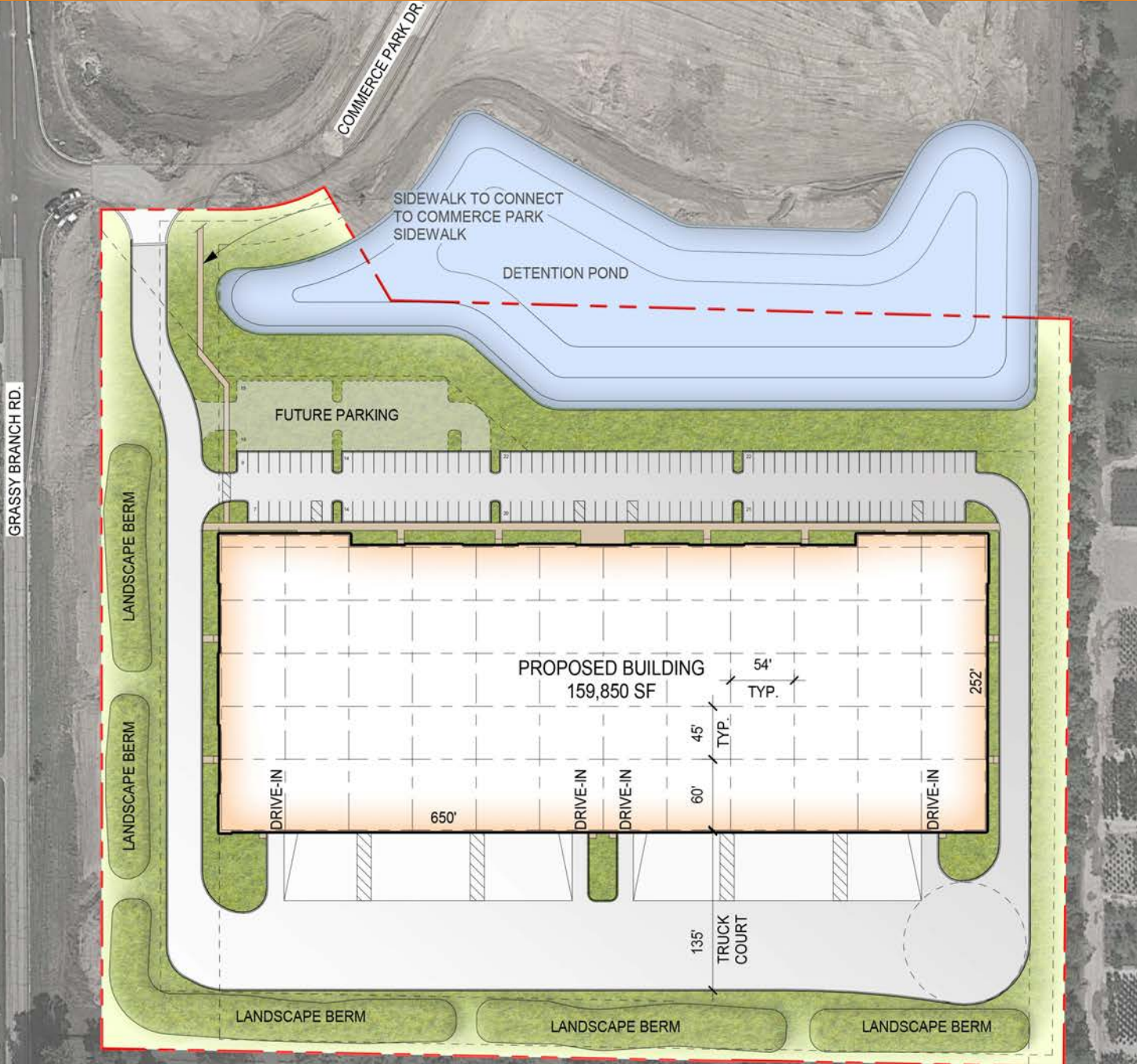


159,850 SF of BTS / Spec
Available for Sale or Lease

 **FARNAM STREET**
Real Estate Capital

 **CUSHMAN &
WAKEFIELD**

Master Site Plan



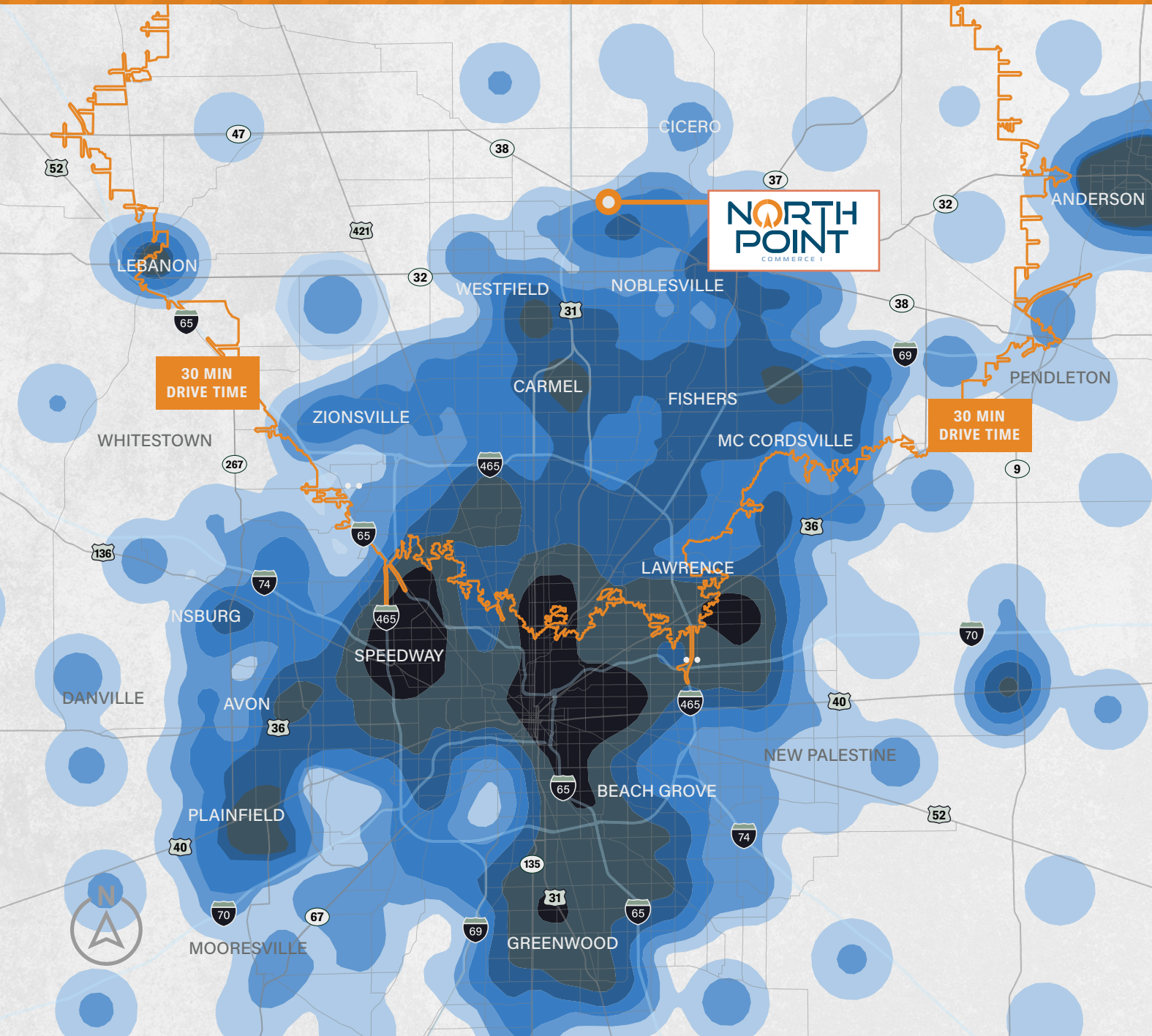
Building Size:	159,850 SF
Divisible To:	25,920 SF
Site Area:	12.92 Acres
Dimensions:	252' x 650'
Column Spacing:	Staging Bays 54' x 45' Speed Bays 54' x 45'
Truck Court:	135'
Dock Doors:	16
Future Dock Positions:	16
Drive-In Doors:	4
Current Parking:	120
Future Parking:	38
Zoning:	PUD

Access & Location

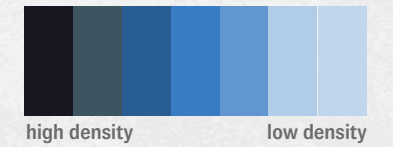


Regional Drive Times





2023 Blue Collar POPULATION DENSITY

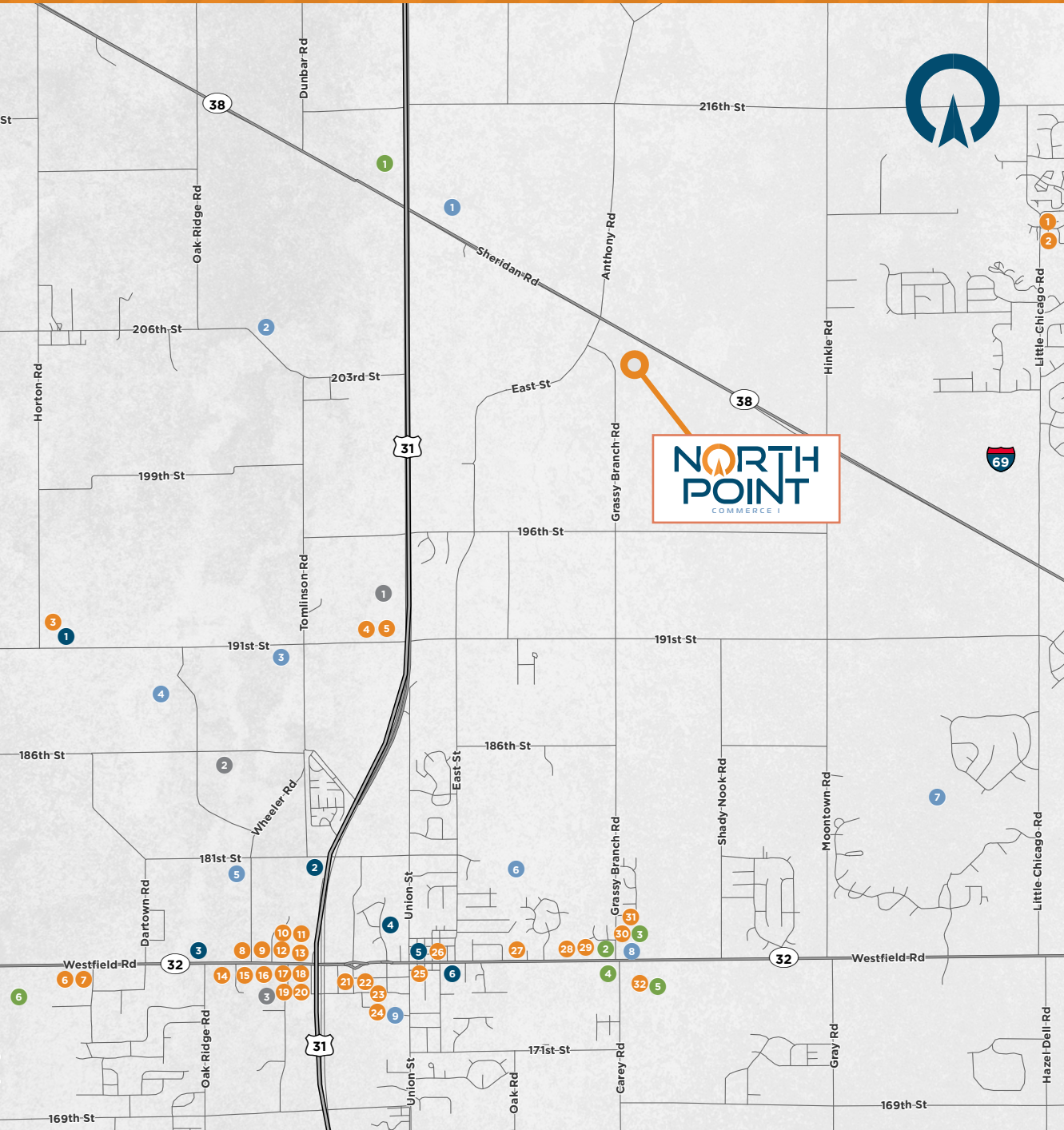


2023 Demographics WITHIN 30 MIN DRIVE TIME

30,409 WAREHOUSE EMPLOYEES
58.2% COLLEGE EDUCATED

2.8% UNEMPLOYMENT RATE
14.4% HIGH SCHOOL EDUCATED

\$93,730 MEDIAN HH INCOME



ENTERTAINMENT

1. West Fork Distillery
2. Grand Junction Brewing Co
3. Birdie's Golf & Sports Bar
4. Four Finger Distillery
5. Westfield Wine Vault
6. Field Brewing Co

HOTELS

1. Spring Hill Suites
2. Wyndham Westfield
3. Hampton Inn

RECREATION

1. MacGregor Park
2. Chatham Hills Golf Course
3. Monon Rail Trail
4. Grand Park
5. Westfield YMCA
6. Freedom Trail Park
7. Pebble Brook Golf Course
8. Planet Fitness
9. Grand Junction Plaza

SHOPPING

1. Hamilton Crossroads
2. CVS Pharmacy
3. Ace Hardware
4. Walgreen's
5. Kroger
6. Meijer

RESTAURANTS

1. Pizza King
2. The Piper
3. The Mash House
4. Starbucks Coffee
5. Wendy's
6. Slim Chickens
7. Sonic Drive-In
8. Chick-Fil-A
9. Portillo's
10. Dunkin
11. Bub's Burgers
12. McDonald's
13. Culver's
14. Thai Isaan
15. Denny's
16. Saladworks
17. Los Agaves
18. Titus Bakery & Deli
19. Noble Romans Craft Pizza
20. Jimmy John's
21. Rivet Coffee Bar
22. Chiba Sushi
23. The Italian House on Park
24. Nyla's
25. Union Jack Pub
26. Ben's BBQ Shack
27. Big Hoffa's Smokehouse
28. Pasto Italiano
29. Lincoln Square Pancake House
30. Rail Cafe
31. Nori Steakhouse
32. Carey Tavern

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For More Information, Please Contact:

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