

**+/- 4 ACRES  
AVAILABLE**



**AVAILABLE AC**

**+/- 4 AC**

**SALE PRICE**

**NEGOTIABLE**

## PROPERTY HIGHLIGHTS

- +/- 4 Acres available for build-to-suit or development
- Surrounded by R&D organizations, including Purdue University & those working with the naval base
- We have fully leased all six existing buildings on the Naval Base
- Many new tenants & developments coming to the area
- Land is only 90-minutes south of Indianapolis, 75-minutes north of

**FOR SALE**

## LAND @ WESTGATE

**SGM Gene Shaw  
Technology Dr.,  
Crane, IN 47562**



**JIM LOGAN**

O: 317.697.6139 | C: 317.697.6139  
jlogan@premiercres.com

**MATT FERGUSON**

O: 317.454.7171 | C: 317.679.4046  
mferguson@premiercres.com

Premier Commercial | TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com

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## LAND @ WESTGATE - DEVELOPMENT

SGM Gene Shaw Technology Dr., Crane, IN 47522

**FOR SALE**

### WESTGATE AT CRANE TECHNOLOGY PARK



### PROPERTY DESCRIPTION

Land for sale within a portfolio consisting of 6 buildings, which we have fully leased. Tenants are primarily research & development organizations that work closely with the Crane Naval Station, which is the largest single-site employer in Southern Indiana. WestGate @ Crane is an ideal location for businesses to grow & thrive!

### LOCATION DESCRIPTION

Located in Crane, Indiana, only 1 mile from Crane Naval Base (3rd largest in the world) & 1.5 miles from Interstate 69. Featuring Purdue University @ WestGate - providing educational, technology research & commercialization advancements.

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# LAND @ WESTGATE - DEV

SGM Gene Shaw Technology Dr., Crane, IN 47522

**FOR SALE**



Building II



Building VIII



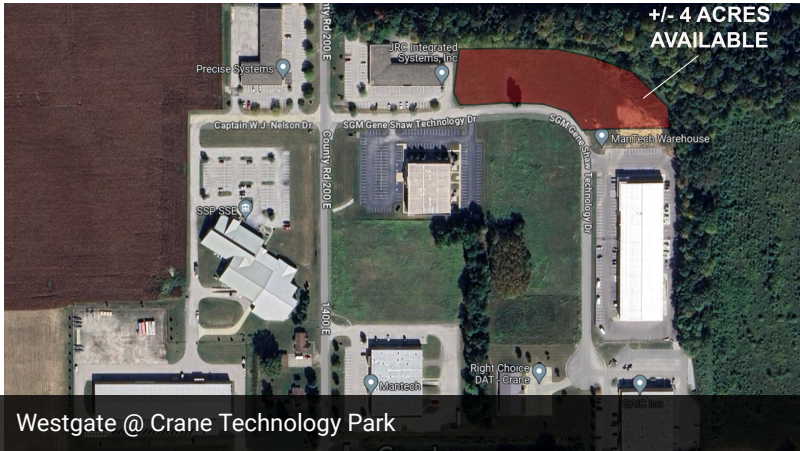
Building VIII



Building III



Building I



Westgate @ Crane Technology Park

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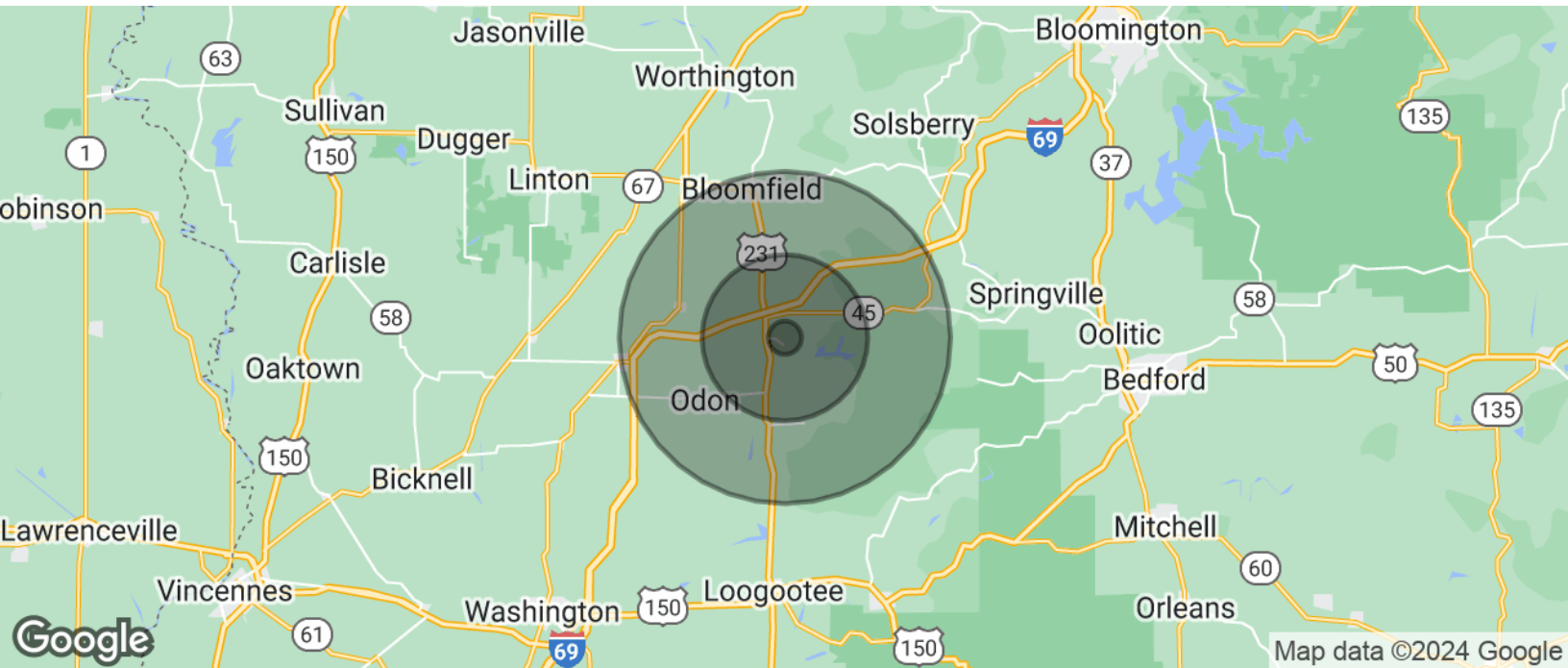
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# LAND @ WESTGATE - DEVELOPMENT

**FOR SALE**

SGM Gene Shaw Technology Dr., Crane, IN 47522



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	131	2,782	13,127
Average Age	44.9	40.8	39.9
Average Age (Male)	42.4	39.3	37.6
Average Age (Female)	46.9	42.0	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	65	1,268	5,709
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$65,814	\$61,193	\$61,295
Average House Value	\$163,584	\$156,719	\$136,024

2020 American Community Survey (ACS)

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