



**16800 Southpark Drive Floor Plan**

# Property Features

- Newly constructed Single Tenant Stand-Alone building
- 9,600 sf Total (80'W x 120'L)  
1,470 sf Office Space  
8,130 sf Warehouse
- Three private offices with 10' high ceilings and 8' high doors, Lounge, Reception Area, IT Room and two restrooms in front office
- Warehouse with 19'-20' clear height and LED Lighting, 12' W x 14' H overhead door, wash station, restroom and wash basin
- 400a/220v, 3-phase power
- HVAC- Gas heat in warehouse, Central AC/Heat in front office
- Standing Seam Metal Roof
- Plentiful parking
- Zoned E-I (Building has already been approved for multiple uses)
- 10 year tax abatement
- Excellent location with proximity to US31, I465, Grand Park, the Monon Trail and all other of Westfield's amenities.



Dennis A. Roudebush, Principle/Managing Broker  
Roudebush Commercial Real Estate  
+1 317-774-6099  
roudebushrealty@gmail.com

