

20340

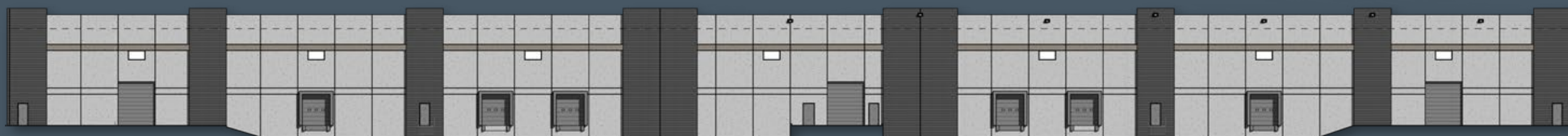
GRASSY BRANCH



CONSTRUCTION ALMOST COMPLETE



NORTH ELEVATION



SOUTH ELEVATION

WWW.20340GRASSYBRANCH.COM

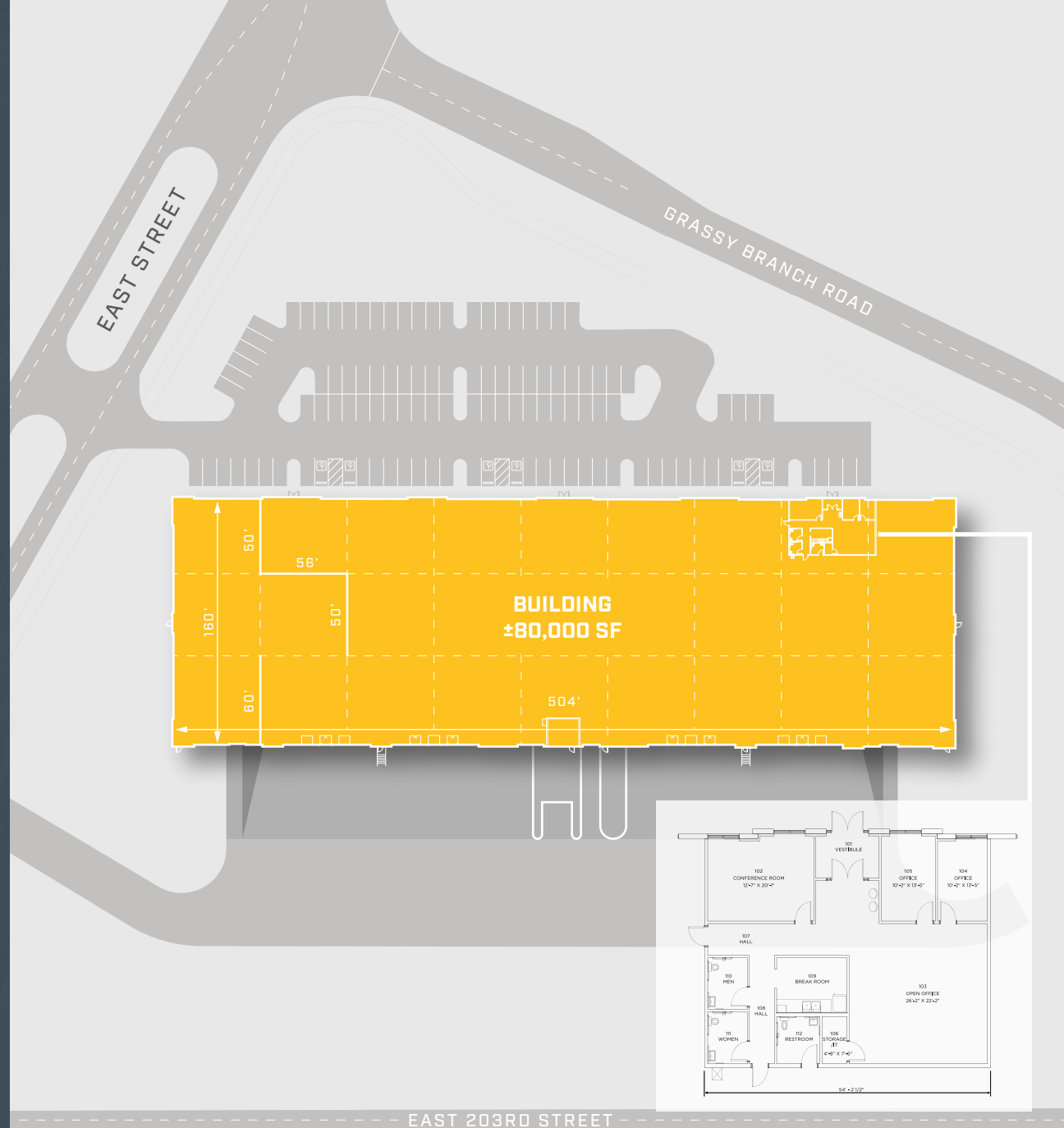
±80,000 SF DIVISIBLE TO ±26,000 SF

20340 GRASSY BRANCH RD, WESTFIELD, IN 46074



BUILDING HIGHLIGHTS

Building Size	±80,000 SF
Divisible to	±26,000 SF
Site Size	8.92 Acres
Spec Office	±2,000 SF
Parking Spaces	±116
Drive-in Doors	3 (12' x 14')
Dock Doors	6 (7'x8') Mechanical Levelers with 9' x 10' Dock Seals, Lights and Dock Bumpers (Additional Docks Can be Added)
Clear Height	28'
Truck Court	130'
Building Dimensions	±504' Wide x 160' Deep
Floor	6" Slab - 4,000PSI Unreinforced in the First Two Bays, WWF Reinforcing in the Speed Bays
Power	800 Amps at 480 Volts Expandable to 1,200 Amps
Estimated Availability	July/August 2026



AREA AMENITIES

32

Restaurants

9

Recreation

6

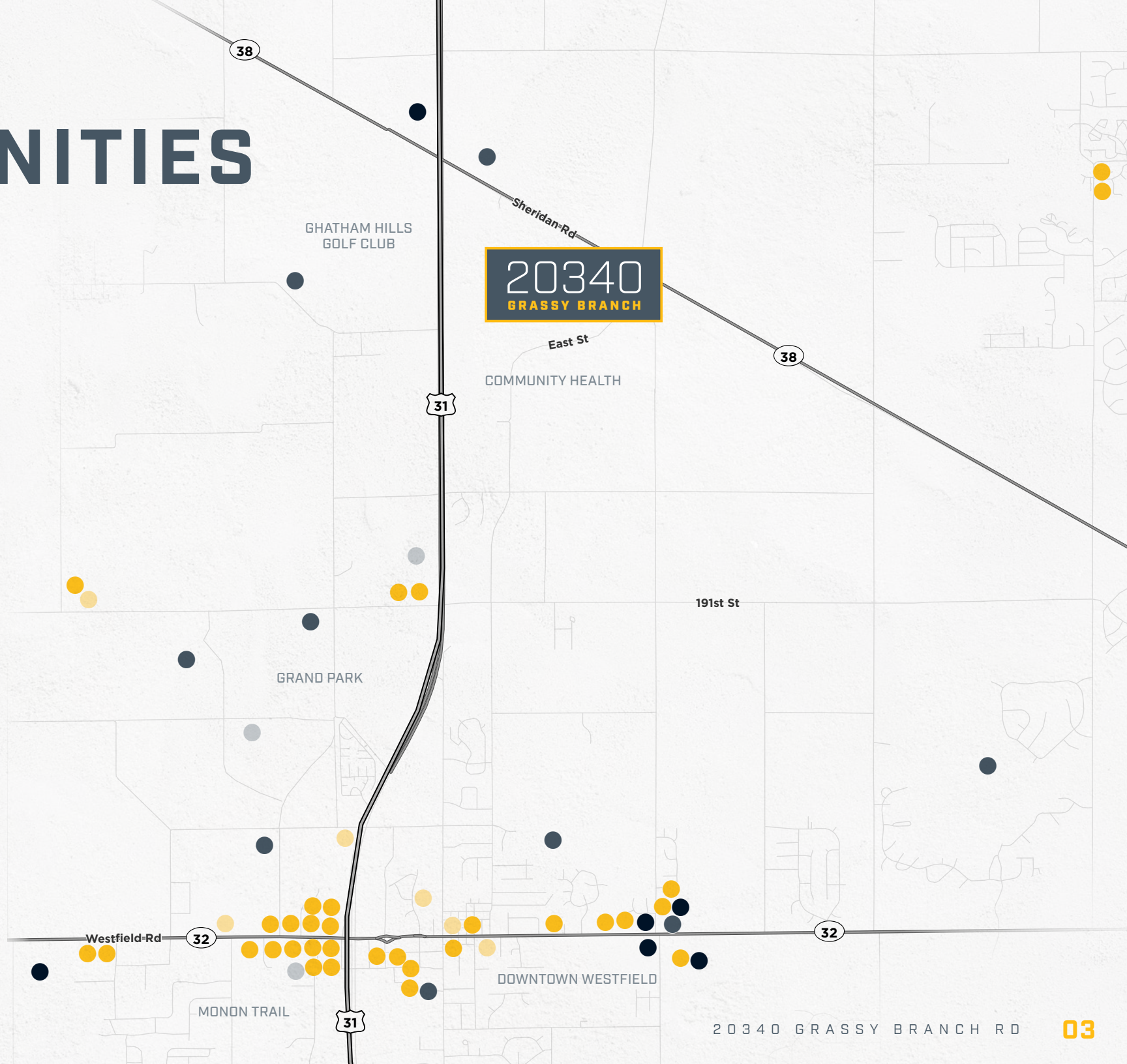
Retail

6

Entertainment

3

Hotels



REGIONAL DRIVE TIMES

#1 IN PASS

through highways

DOWNTOWN INDIANAPOLIS

30 minutes

80% OF THE US POPULATION LIVES WITHIN 650 MILES

(1 day trucking distance)

DISTANCES

DETROIT

4 H 30 MIN

ST. LOUIS

3 H 45 MIN

CHICAGO

COLUMBUS

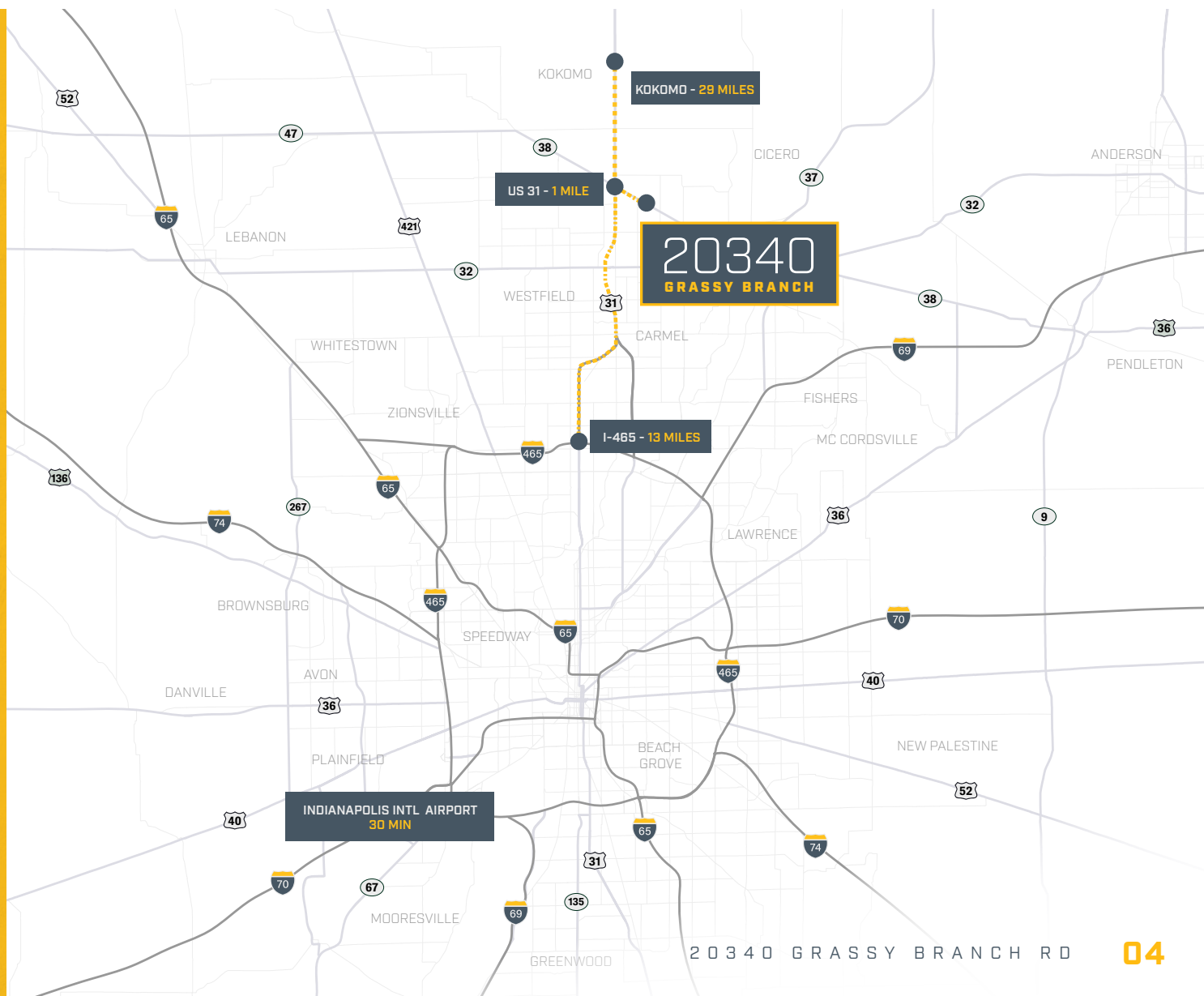
2 H 30 MIN

LOUISVILLE

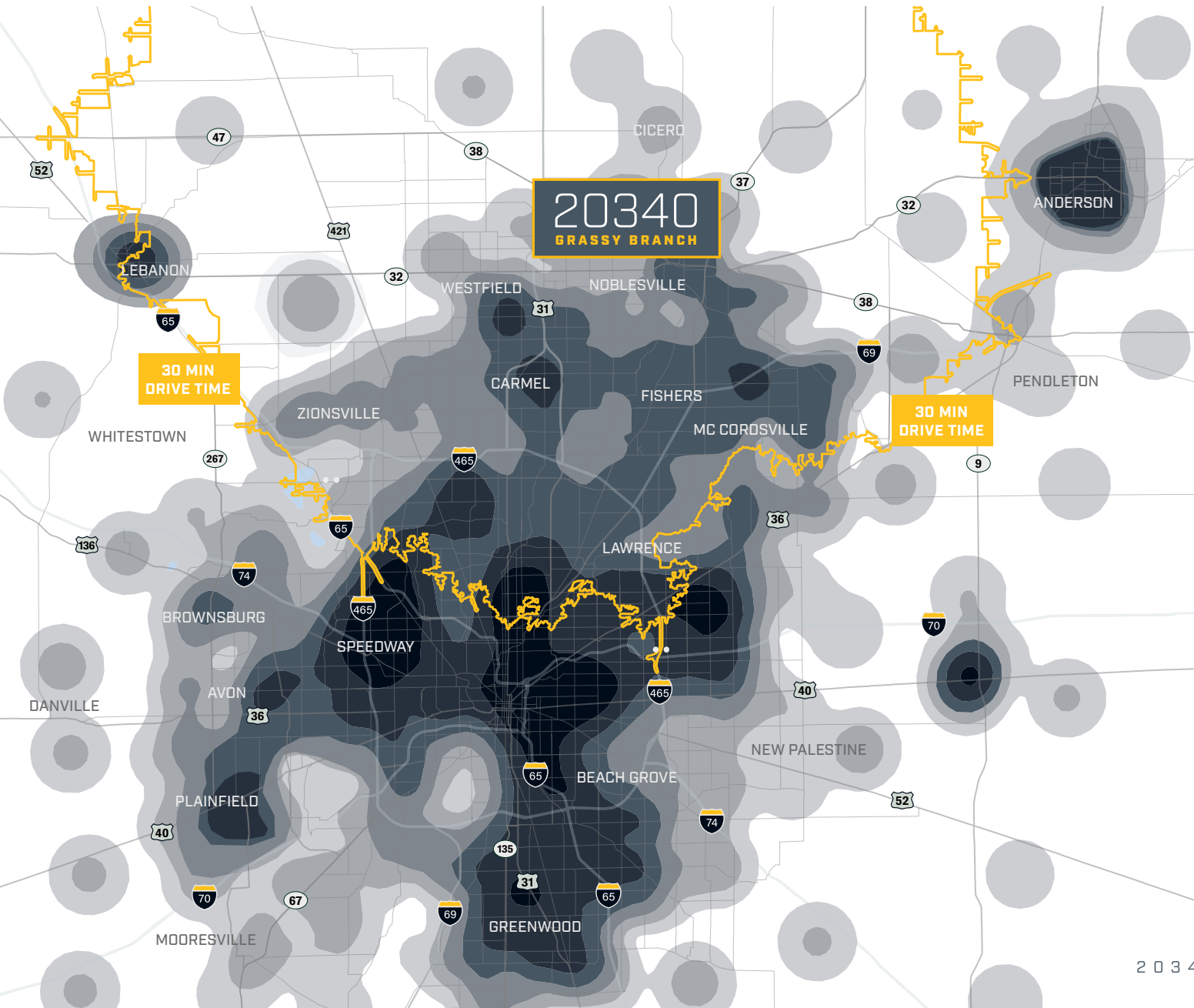
1 H 45 MIN

CINCINNATI

1 H 45 MIN



SKILLED WORKFORCE



BLUE COLLAR POPULATION DENSITY



DEMOGRAPHICS

WITHIN 40 MIN DRIVE TIME

132,862
BLUE COLLAR EMPLOYEES

4.2%
UNEMPLOYMENT RATE

\$82,057
MEDIAN HH INCOME

80.8%
HIGH SCHOOL EDUCATED

76.9%
COLLEGE EDUCATED

**FOR MORE INFORMATION,
PLEASE CONTACT**

RYAN BAKER

Executive Managing Director

+1 317 352 5428

ryan.baker@cushwake.com

MICHAEL WEISHAAR

Vice Chair

+1 317 639 0494

michael.weishaar@cushwake.com

20340

GRASSY BRANCH



CONSTRUCTION UPDATES



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