

FOR SALE OR LEASE

Freestanding Office/Warehouse

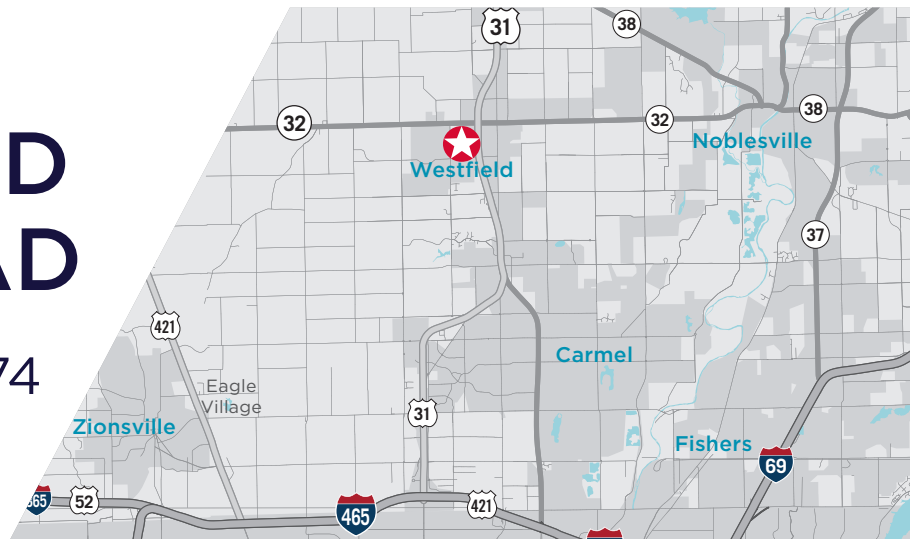
25,825 SF



17309

WESTFIELD PARK ROAD

Westfield, IN 46074



For more information, contact:



**CUSHMAN &
WAKEFIELD**

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17309 WESTFIELD PARK ROAD | WESTFIELD, IN 46074

- 25,825 SF Total
24,300 SF Warehouse
1,525 SF Office
- 3.190± acres
- 13' - 15' clear height
- 3 dock doors
- 1 drive-in door (14' x 16')
- Column spacing 60' x 25'|30'|15'|20'
- New LED warehouse lighting w/motion sensors
- 600 amp, 277/480 volt, 3-phase power
- Built 1992; additions 1997 and 2005
- 18 car parking
- Enclosed Industrial Zoning (EI)
inside the US 31 Overlay Zone

AVAILABLE AUGUST 2026

Asking NNN Rate: \$13.50 PSF
Annual NNN Rate Increases: 3.5%
2025 pay 2026: Taxes \$1.02 PSF
2025-2026 Insurance: \$0.20 PSF

ASKING SALE PRICE:
\$4,950,000.00

WESTFIELD PARK ROAD

