

FOR LEASE OR BTS OPPORTUNITY IN WESTFIELD
3818 & 3834 SR 32 | Westfield, IN 46074



7.2 Acres for Flex/Industrial Development

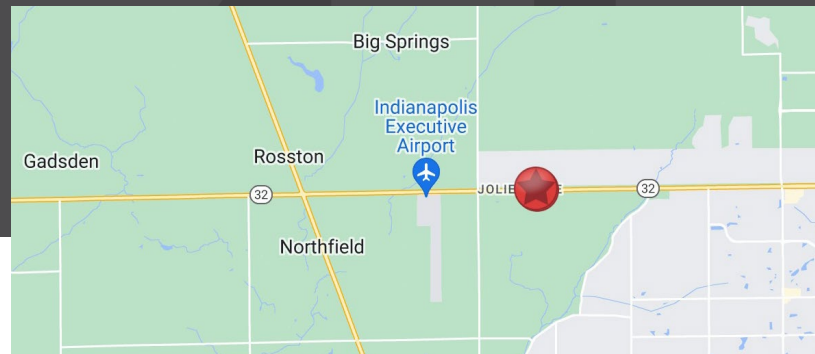
- Land:** 7.2 Acres (2 parcels)
3818 SR 32 = 6.44 Acres
3834 SR 32 = 0.76 Acres
- Location:** Located in Westfield on IN-32; 5 miles/10 minutes West of IN-32 and US-31 interchange
- Current Zoning:** Currently zoned SF-5, but a rezone to support enclosed Industrial / flex development possible (EI or EI-PD)

[VIEW PROPERTY ONLINE](#)

Site is controlled by Indiana Licensed Real Estate Broker(s).

Details:

- Two parcels totaling 7.2 acres with net usable acreage of approximately 5 acres and potential BTS (Build-to-suit) of ~55,000 SF.
- Zoning is currently SF-5, but per the city's preliminary feedback, a rezone to Enclosed Industrial (EI) or Enclosed Industrial Planned Development (EI-PD) would likely be supported.
- EI permitted uses include, but are not limited to, light industrial, self-storage, trucking, warehouse and distribution, commercial recreational facility, data center, and more.
- Path of progress opportunity: New Westfield Washington Schools Transportation Facility and Middle School are being located 1 mile East of the property. Indianapolis Executive Airport is 1.7 miles West.



NAI Cressy

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PROPERTY PHOTOS

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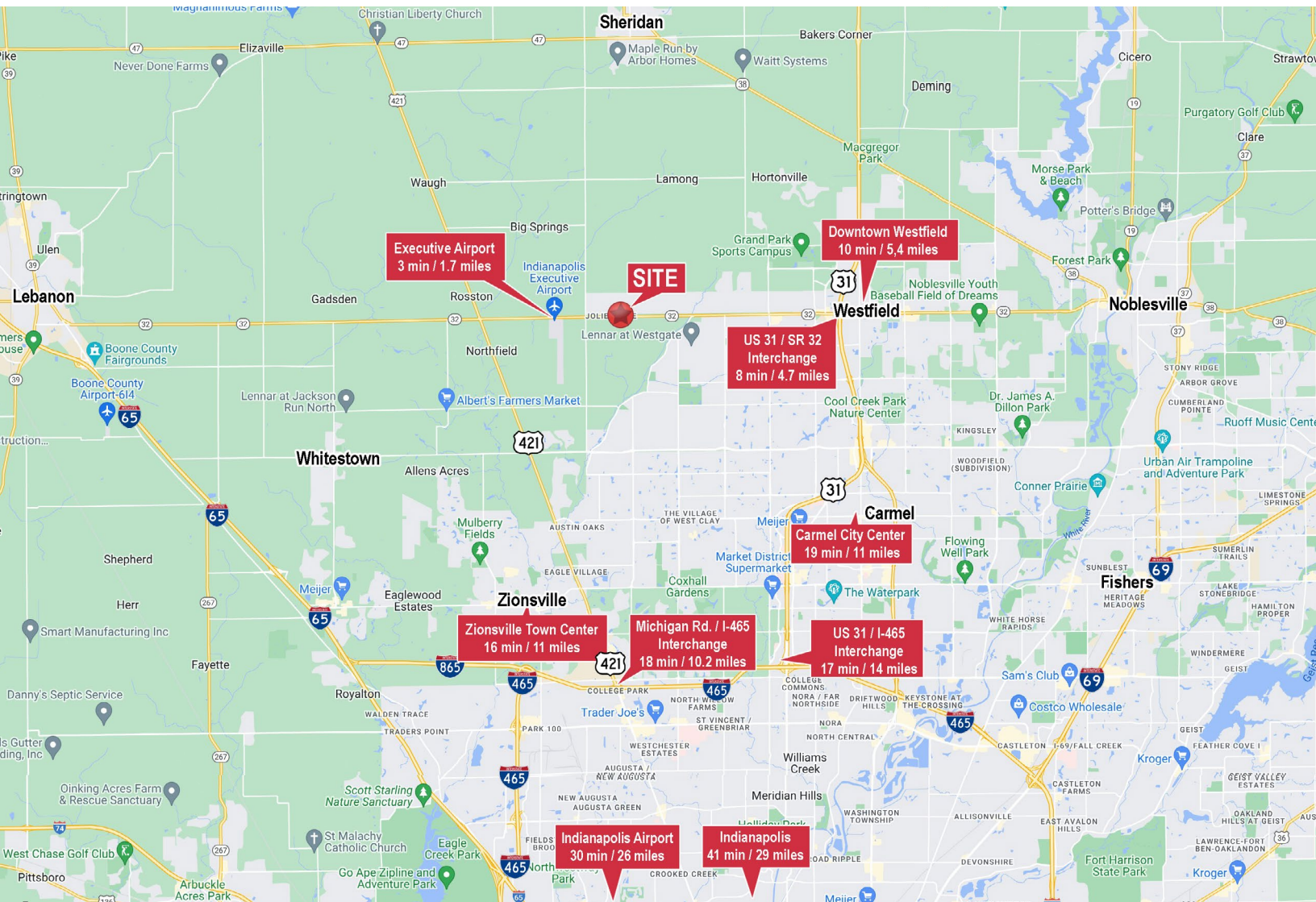
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LOCATION OVERVIEW

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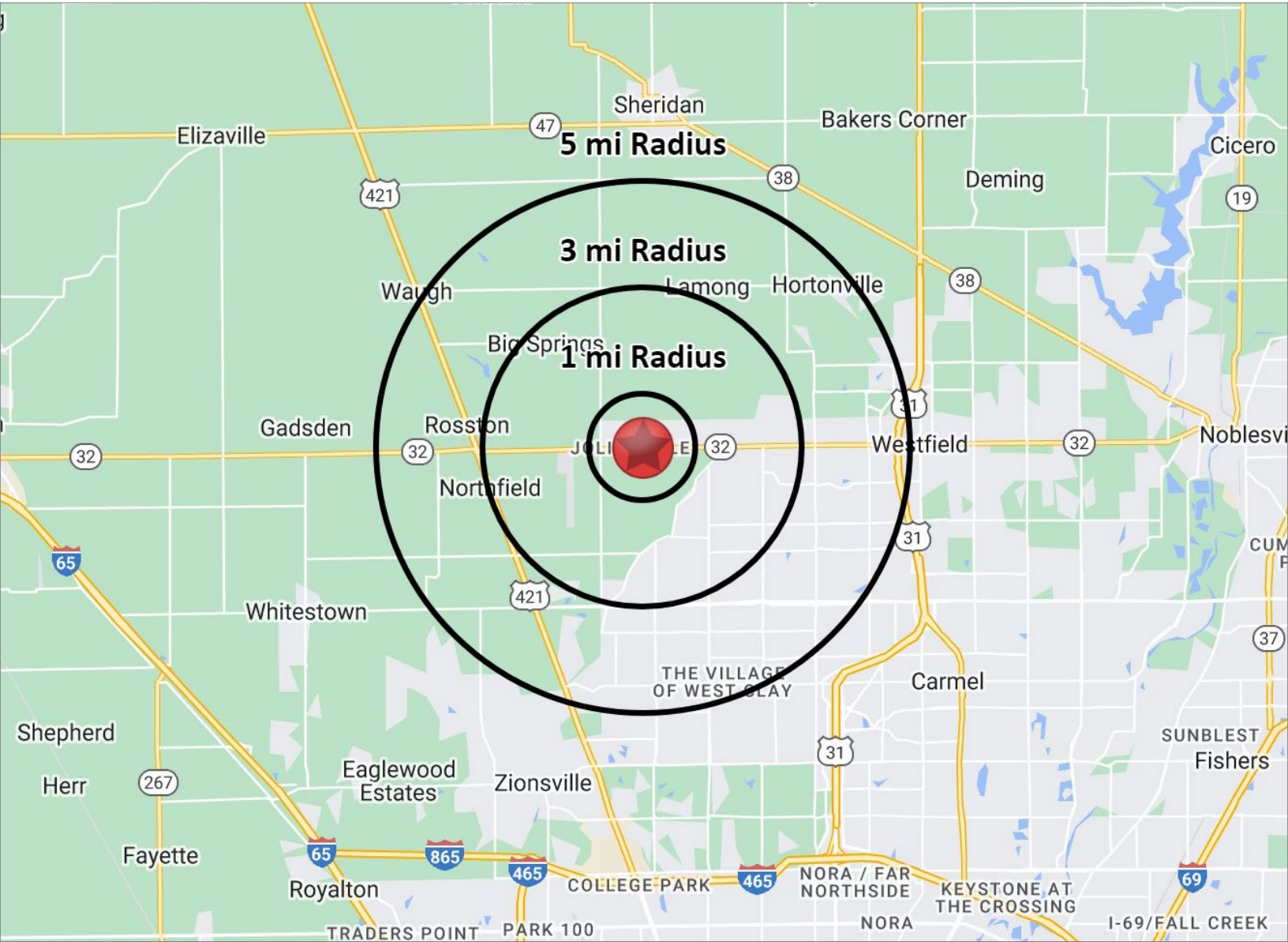


- Prime location in Western Hamilton County / Boone County
- Indy Executive Airport: 3 Minutes / 1.7 Miles
- US 31/SR 32 Interchange: 8 Minutes / 4.7 Miles
- US 31/I-465 Interchange: 17 Minutes / 14 Miles
- I-65/IN-32 Interchange: 20 Minutes / 14.4 Miles
- I-465/Michigan Rd Interchange: 18 Minutes / 10.2 Miles
- Indianapolis Airport: 35 Minutes / 26 Miles
- Nearby downtowns: Westfield: 9 Minutes, Downtown Lebanon: 17 Minutes, Downtown Carmel: 14 Minutes, Downtown Zionsville: 15 Minutes



2024 DEMOGRAPHICS

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POPULATION

1 MILE	369
3 MILE	8,704
5 MILE	59,043



NUMBER OF HOUSEHOLDS

1 MILE	136
3 MILE	3,234
5 MILE	20,336



AVERAGE HOUSEHOLD INCOME

1 MILE	\$192,001
3 MILE	\$171,484
5 MILE	\$212,574



MEDIAN HOME VALUE

1 MILE	\$149,050
3 MILE	\$133,515
5 MILE	\$168,186



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