

# COMMERCIAL SPACE AVAILABLE



**FOR LEASE  
JUNE COMPLETION**

**16450 SOUTHPARK DRIVE**  
Westfield, IN



## 8,500 SF SPEC DEVELOPMENT UNDERWAY

### PROPERTY FEATURES

- 8,500 SF of new industrial space (Delivery June 2025)
  - +1,166 SF Office Space
  - 1 Overhead door (12'x14')
- 21.4' clear height
- Immediate access to US-31
- 10-year tax abatement in place
- Ideally situated near numerous retailers & restaurants

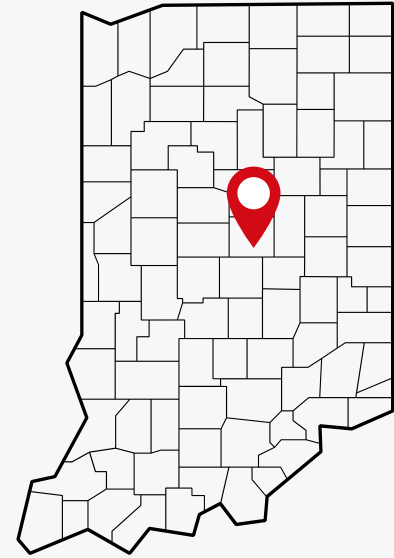
### FOR MORE DETAILS CALL

JBD Holdings LLC.  
Bill Bussick  
317.413.3888

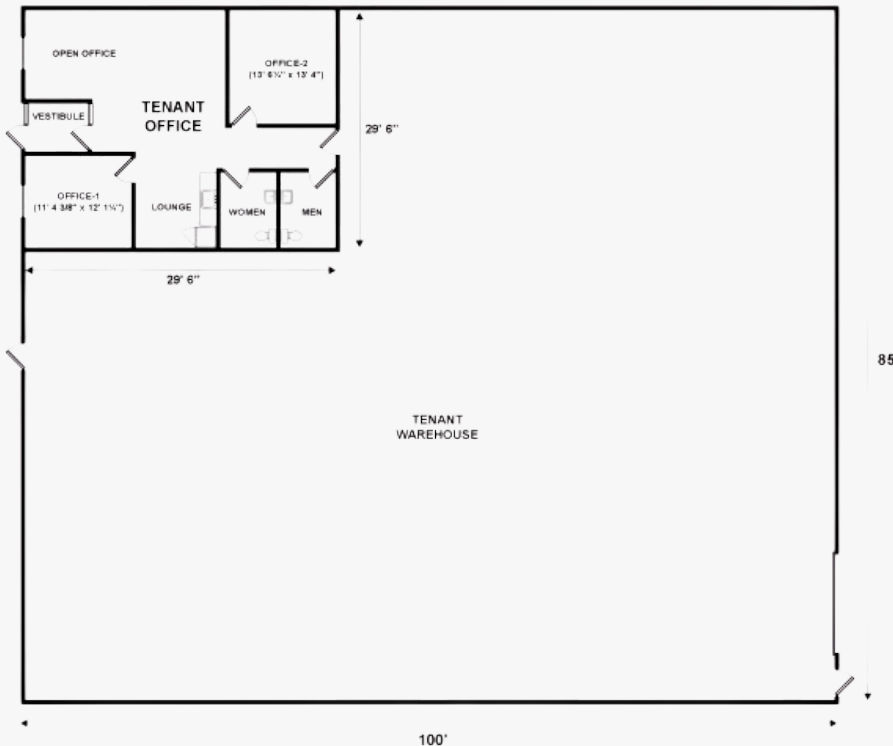
**JBD**  
Holdings LLC

## 16450 SOUTHPARK DRIVE - SPECS

Building SF	8,500 SF total
Office SF	1,166 SF total
Columns	Clear span
Overhead Door	12' x 14' per suite
Clear Height	21' 4"
Power	400 amps, 120/208 V, 3-phase
Floor	6" concrete floor
Lighting	LED with motion sensors
Parking	20+ auto spots
Separately Metered Gas and Electric	
Term negotiable -7 year minimum	



## BUILDING FLOOR PLAN



“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

2022 - Site Selection Magazine



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### INDIANAPOLIS INTERNATIONAL AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in the U.S.
- 11th year named “Best Airport in North America”



### INDIANA ROADS - UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (Inland Freight Distribution Cluster)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



### INDIANA RAIL - A STRONG TRACK RECORD

- 3 Class I systems pass thru - CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating - 7th in carloads handled - 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways