



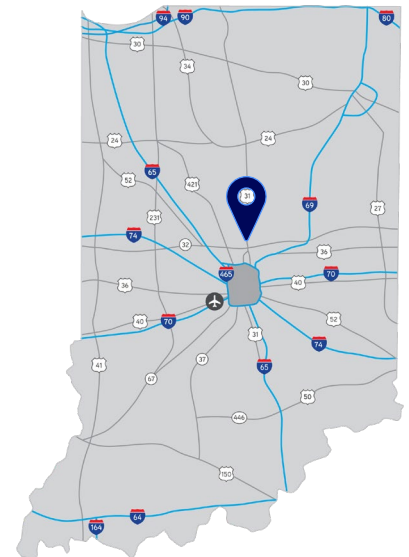
FOR LEASE

16467 Southpark Dr

Westfield, IN

±22,500 SF Spec Development Underway

- **Building 1:** ±22,500 SF | Available now!
- (1) 11,250 SF suite available
 - ±1,015 SF Office
 - 2 Dock doors (9'x10')
 - 1 Drive-in door (12'x14')
- 20'-22' clear height
- **Future Building 2:** ±22,500 SF
- Immediate access to US-31
- 10-year tax abatement in place
- Ideally situated near numerous retailers and restaurants

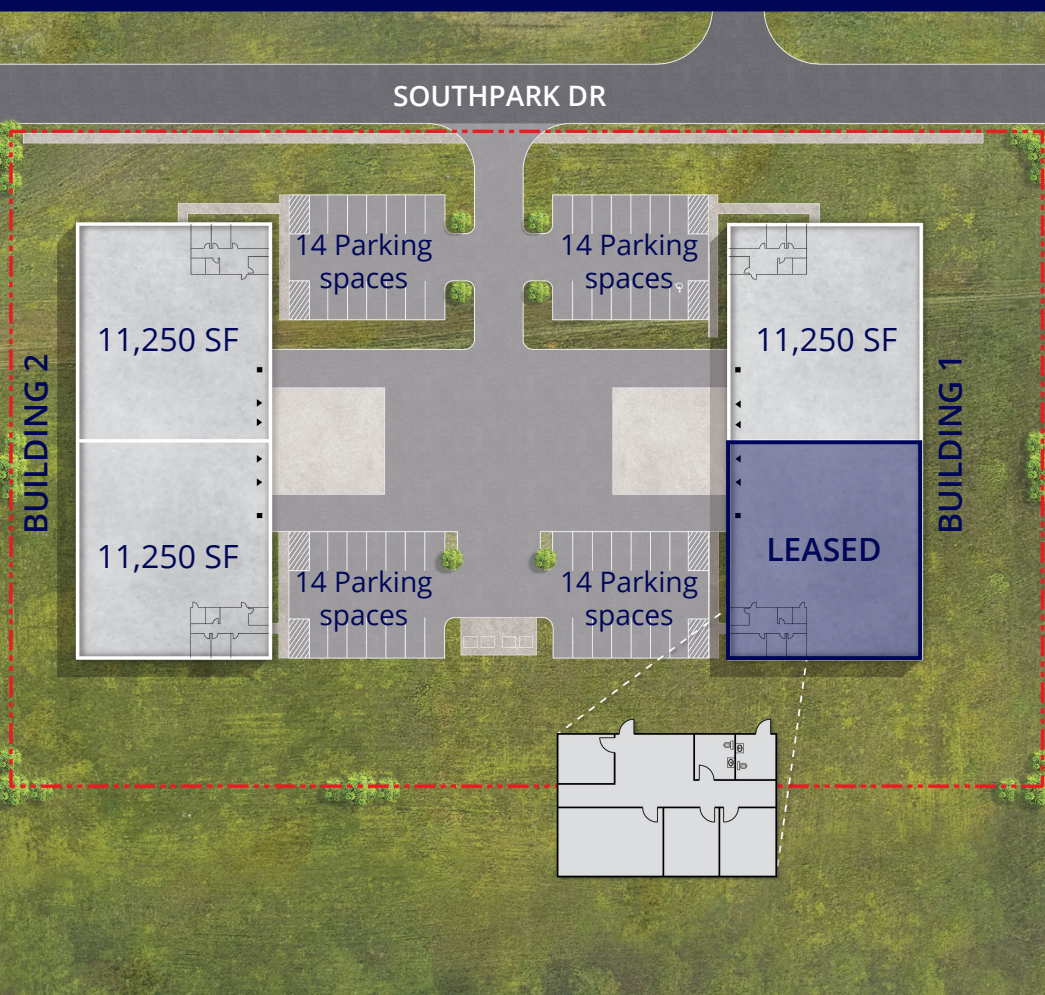
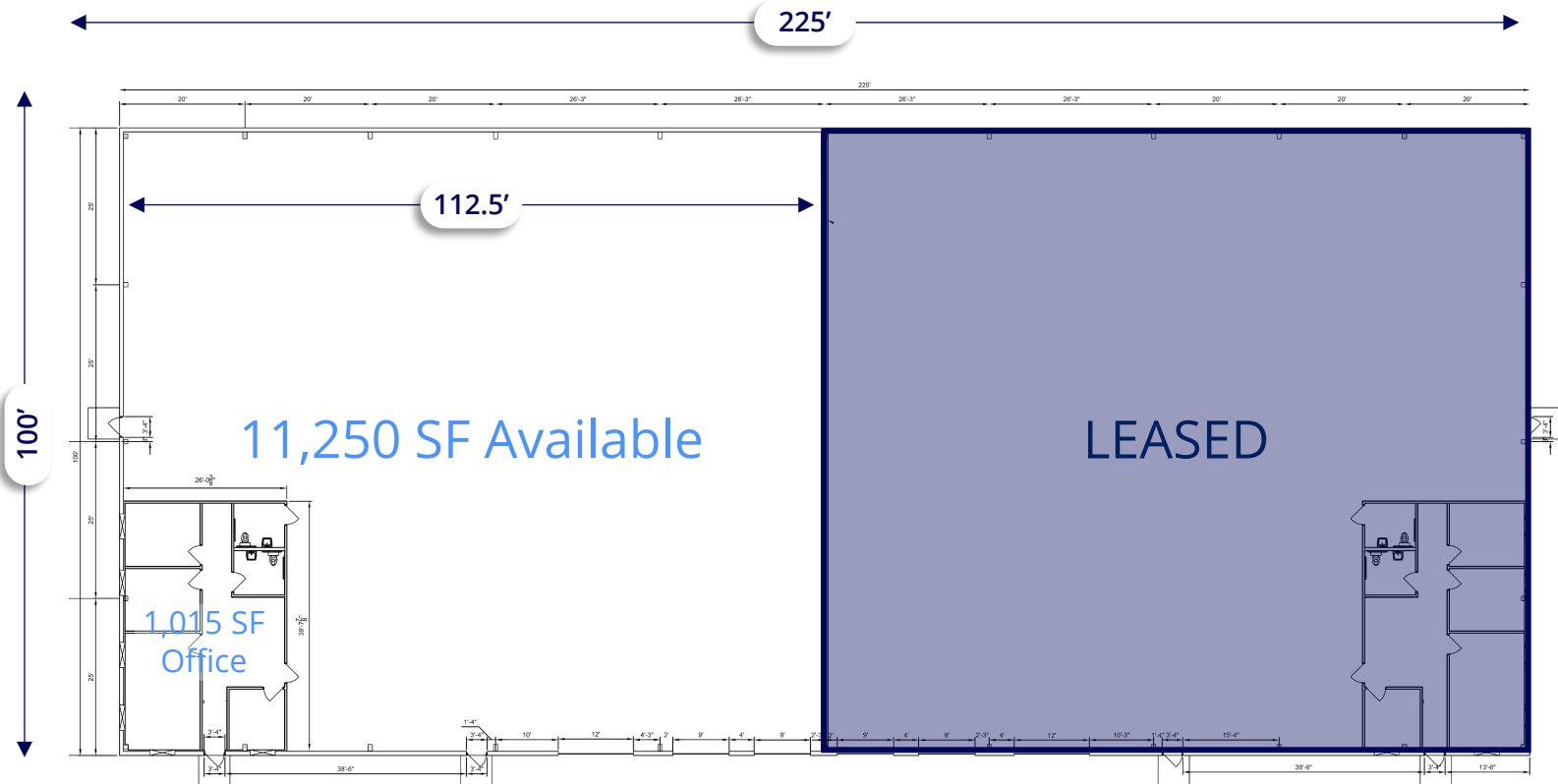


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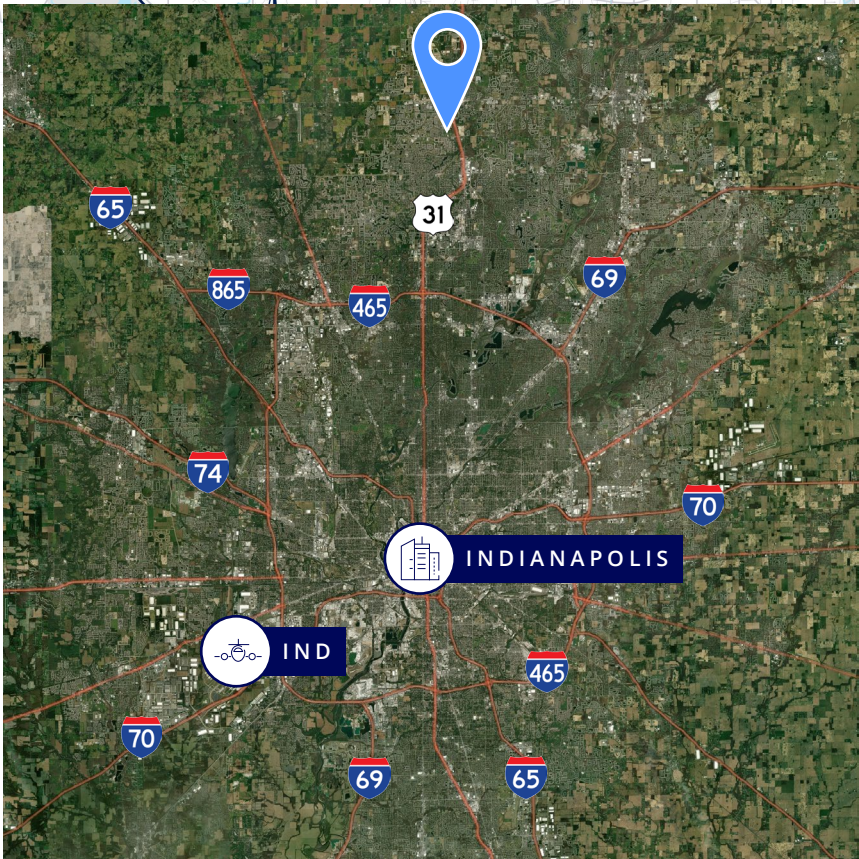
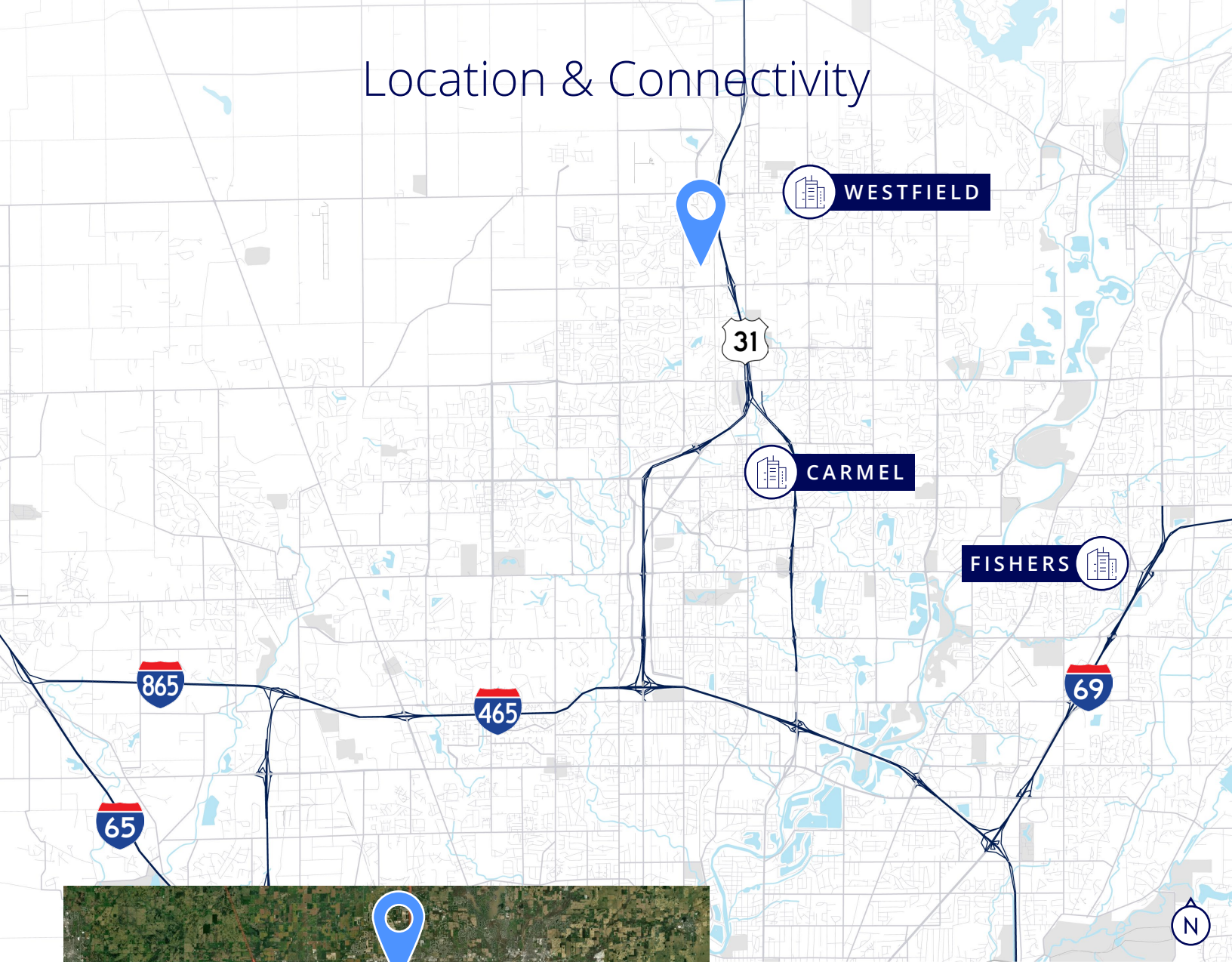
Building 1 Floor Plan + Specifications



BUILDING 1 SPECS

Building SF	22,500 SF (100' x 225') (2) 11,250 SF suites
Office SF	±1,015 SF per suite
Columns	Clear span
Dock Doors	(2) 9' x 10' per suite
Drive-in Doors	(1) 14' x 14' per suite
Clear Height	20' – 22'
Power	400 amps, 120/208 V, 3-phase
Floor	7' concrete slab
Lighting	LED with motion sensors
Parking	28 auto spots per building

Location & Connectivity



US 31	1.5 mi
I-465	8.4 mi
I-69	12.0 mi
I-70	17.0 mi
I-65	18.0 mi
Downtown Indianapolis	20.0 mi
Indianapolis Int'l Airport	34.0 mi

Why Indy

Colliers



INDIANAPOLIS INT'L AIRPORT

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



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport



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 1 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

“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*

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

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1st
in U.S. for
manufacturing
output

2nd
Manufacturing
Jobs (% of
workforce)