



CLICK OR SCAN

# Plainfield Innovation Park

**73.44-ACRE CLASS A INDUSTRIAL PARK**

50,000 - 237,000 SF spaces available  
Southwest Indianapolis Submarket

AMBROSE

 CUSHMAN &  
WAKEFIELD

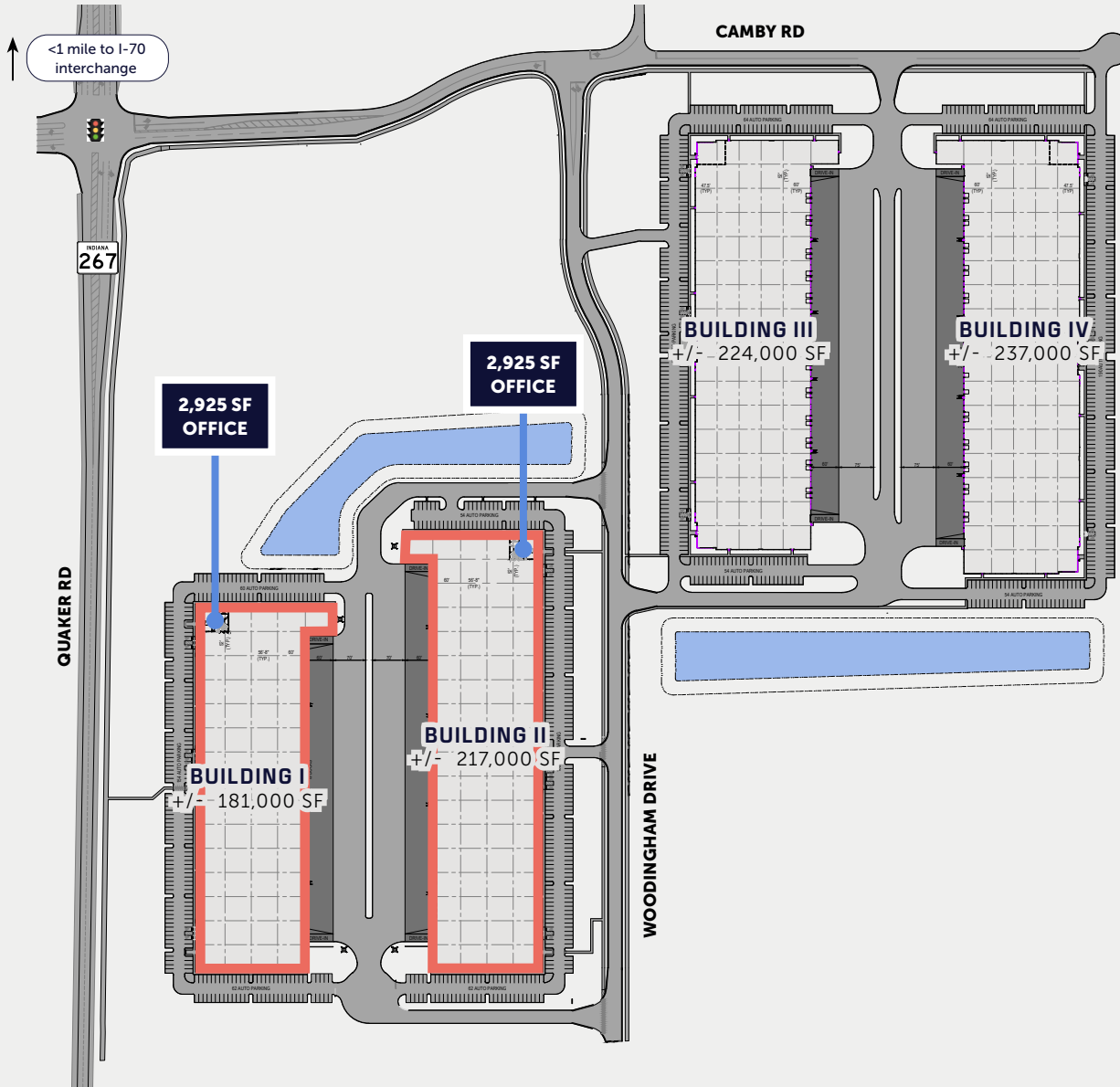
**BUILDING I:** 12.38 acres

**BUILDING II:** 13.96 acres

**BUILDING III:** 15.91 acres

**BUILDING IV:** 14.25 acres

**COMMON AREAS:** 16.94 acres



## Buildings I & II

**JULY 2026**

Site Mobilization

**JANUARY 2027**

Available for Fixturing

**APRIL 2027**

Building Completion

## Buildings III & IV

**AVAILABLE FOR  
BUILD-TO-SUIT**

### WATER & SEWER

Town of Plainfield

### GAS

CenterPoint Energy

### ELECTRIC

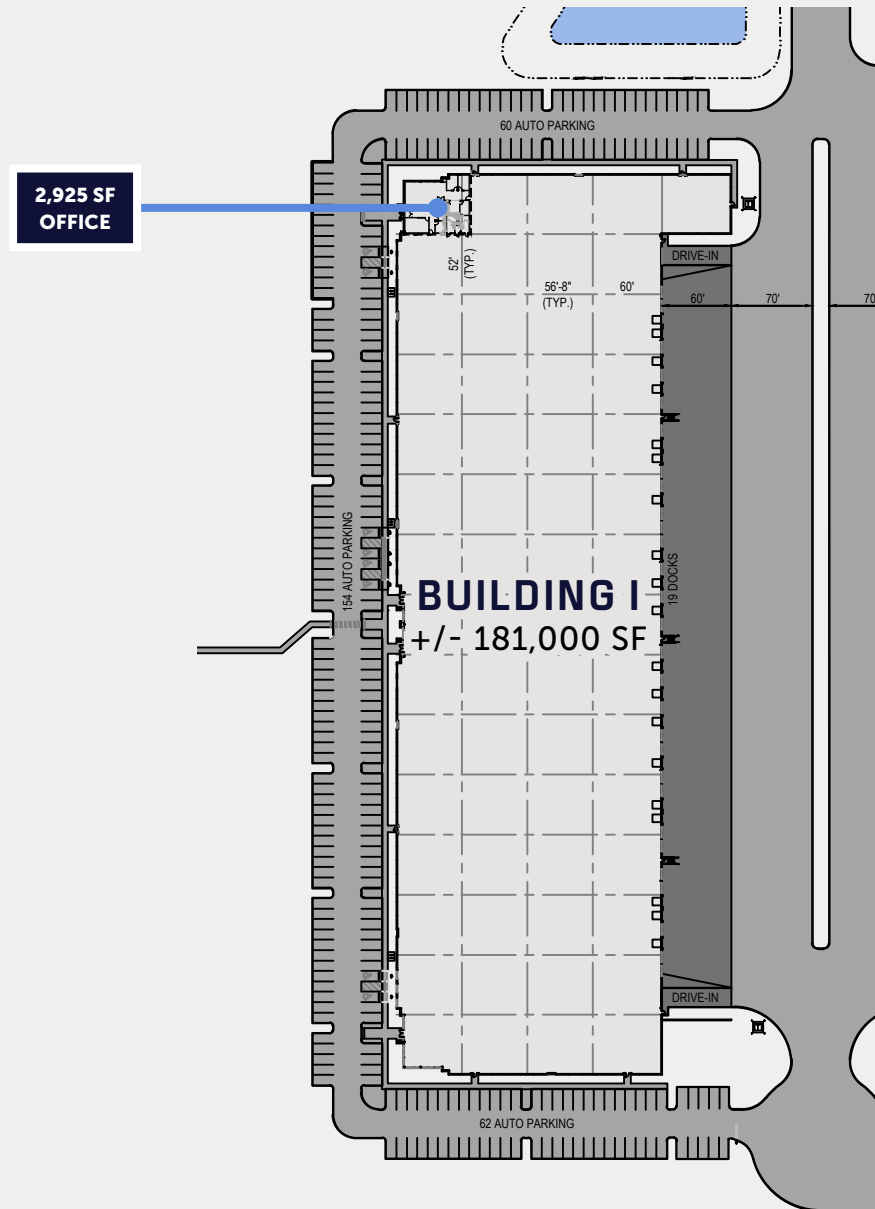
Duke Energy

### DATA

Spectrum

**ALL BUILDINGS SEEKING  
LEED® SILVER CERTIFICATION**

7260 WOODINGHAM DRIVE, PLAINFIELD, IN 46168

**+/- 181,000 SF**

50,000 SF min. divisibility

2,925 SF office area

276 auto parking

32' clear height

56'-8" x 52' standard bay size

60' x 52' speed bay size

19 equipped docks

2 drive-in doors

7" concrete slab

Two (2) 2,000-amp 480/277v three-phase power services (expandable)

**JULY 2026**

Site Mobilization

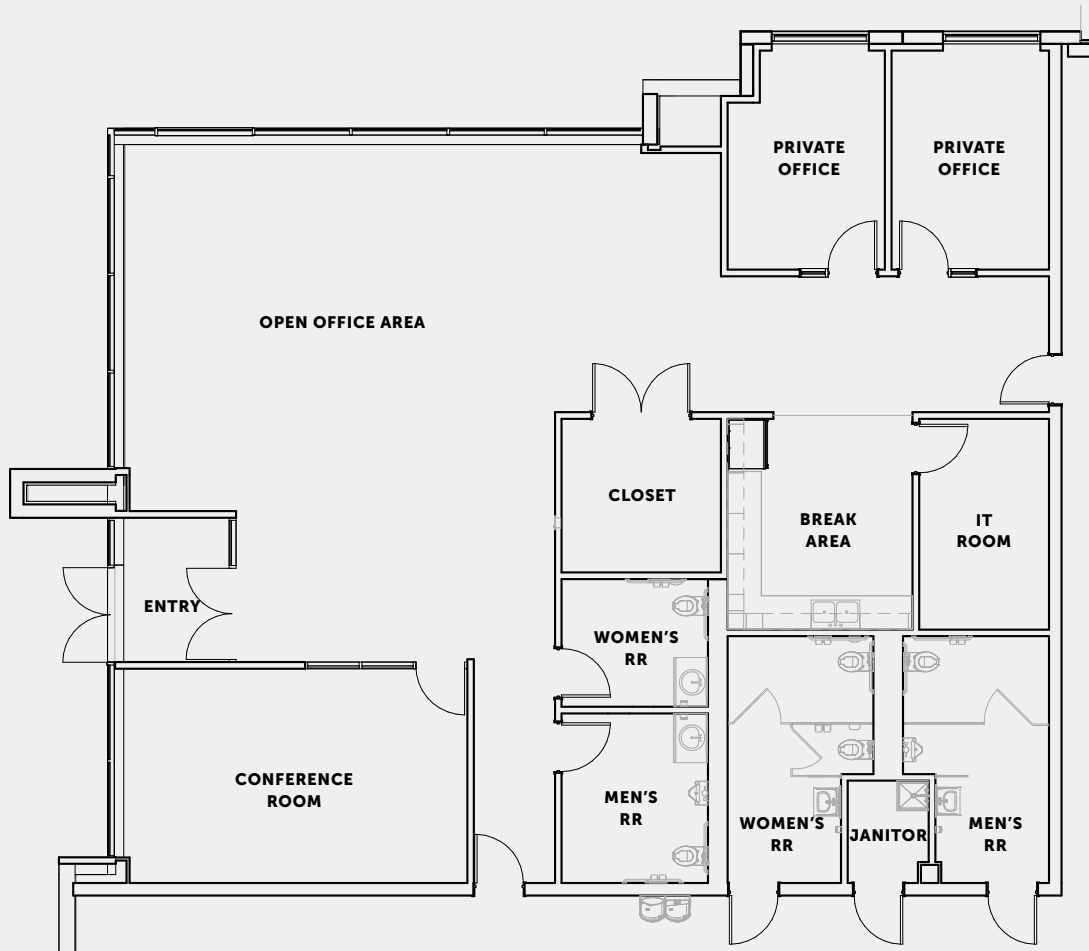
**JANUARY 2027**

Available for Fixturing

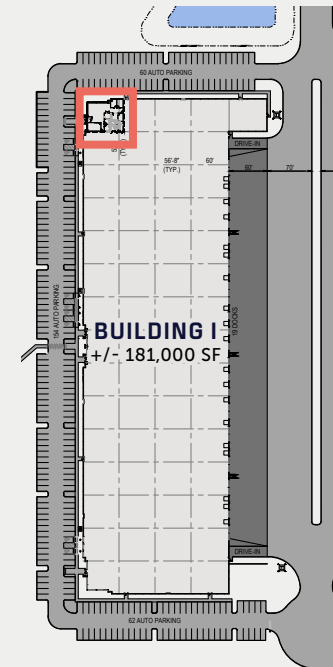
**APRIL 2027**

Building Completion

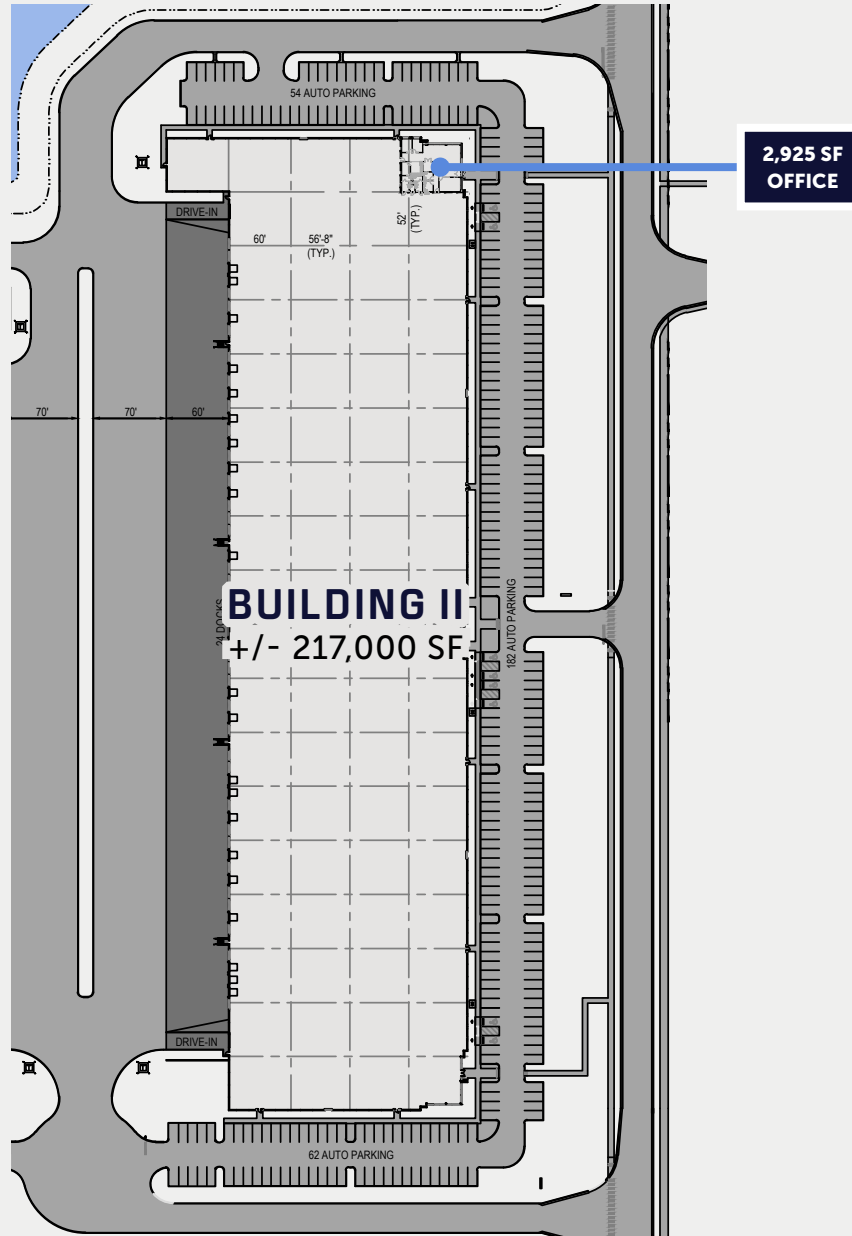
**SEEKING LEED® SILVER CERTIFICATION**



2,925 SF  
OFFICE AREA



7270 WOODINGHAM DRIVE, PLAINFIELD, IN 46168



## +/- 217,000 SF

50,000 SF min. divisibility

2,925 SF office area

298 auto parking

32' clear height

56'-8" x 52' standard bay size

60' x 52' speed bay size

24 equipped docks

2 drive-in doors

7" concrete slab

Two (2) 2,000-amp 480/277v three-phase power services (expandable)

### JULY 2026

Site Mobilization

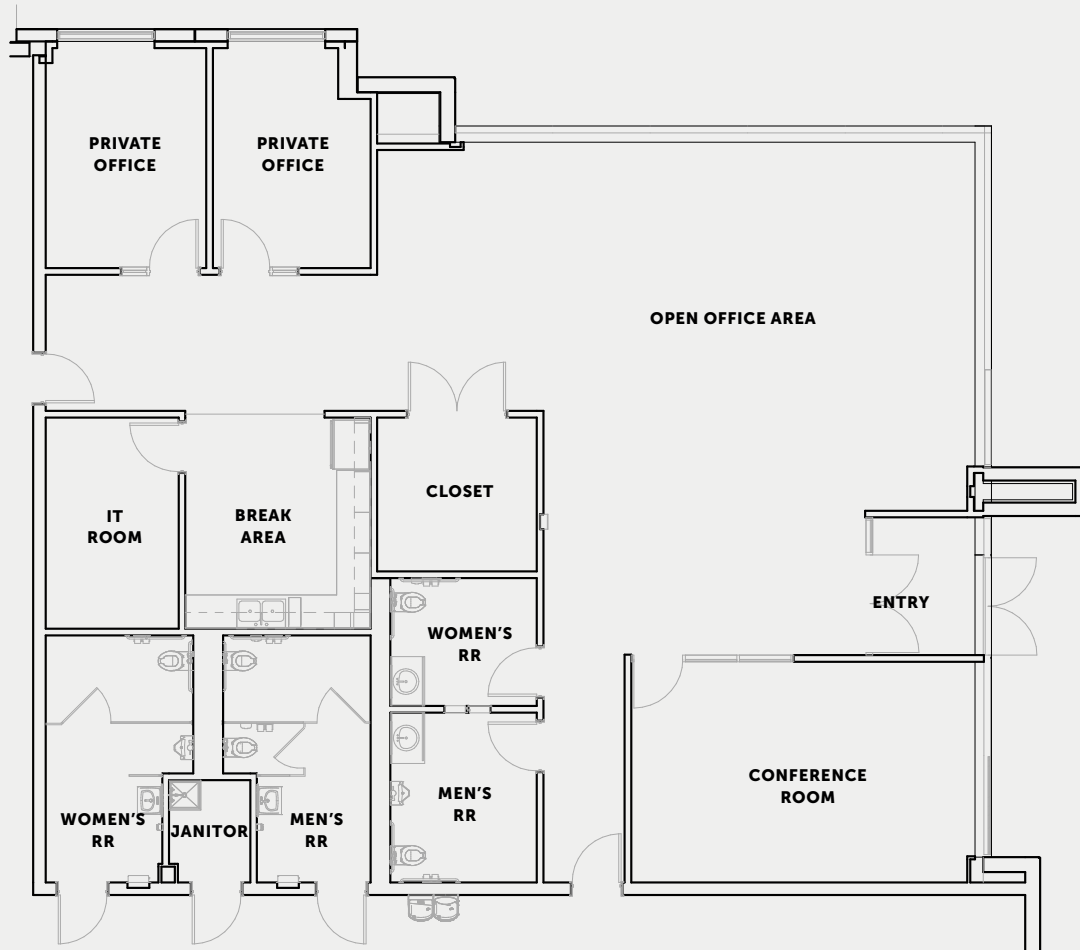
### JANUARY 2027

Available for Fixturing

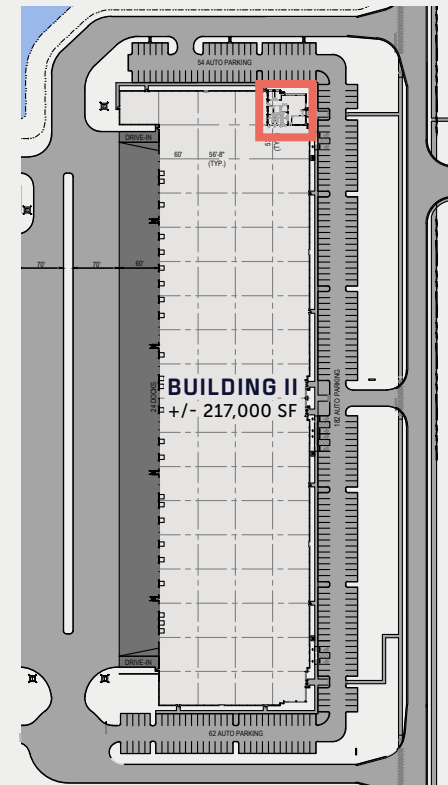
### APRIL 2027

Building Completion

**SEEKING LEED® SILVER CERTIFICATION**



2,925 SF  
OFFICE AREA



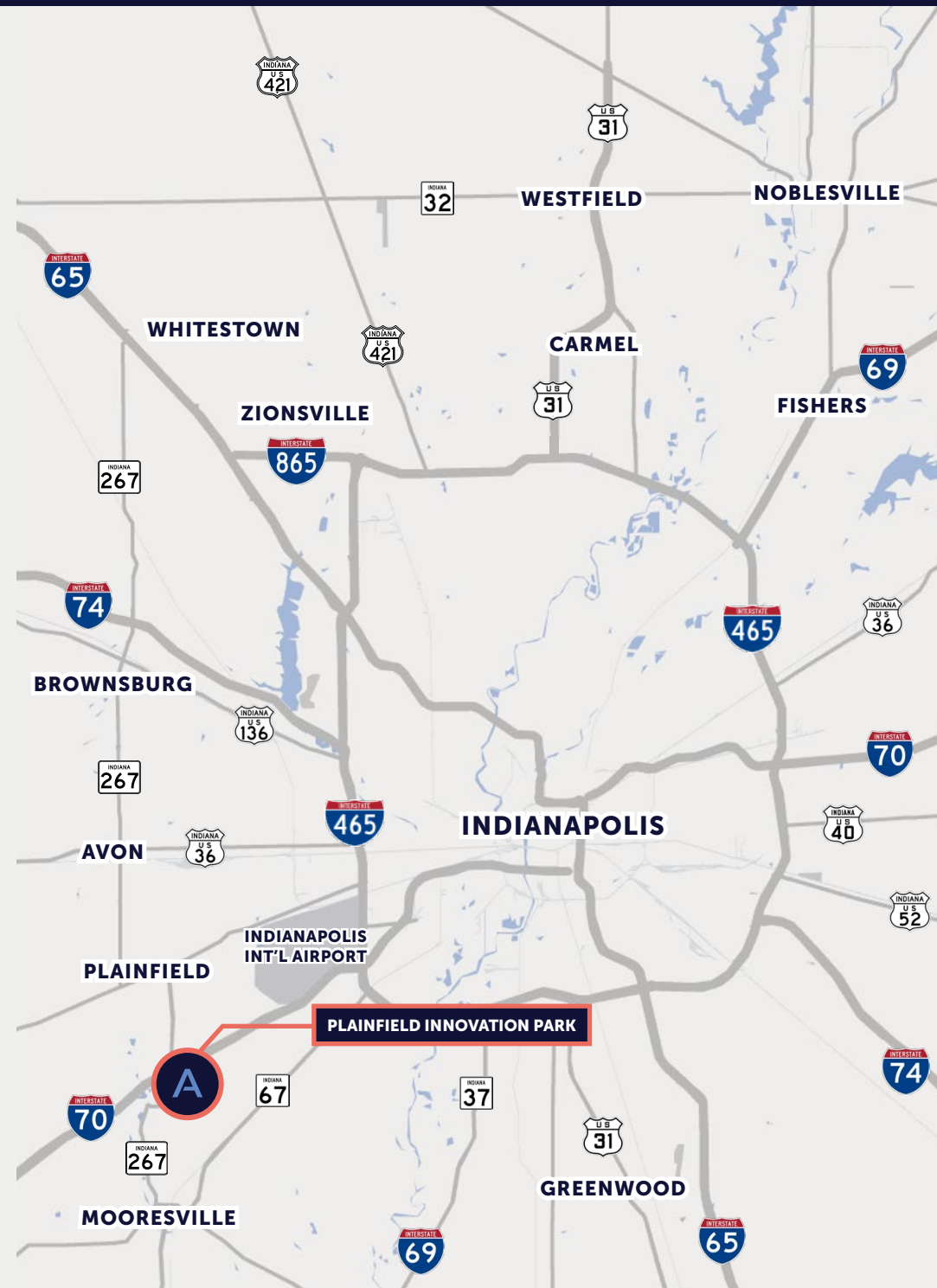
## A

## ACCESS, LABOR &amp; ADVANTAGES

Situated along I-70 in the Southwest submarket of Indianapolis, **Plainfield Innovation Park** is comprised of four buildings in Plainfield, Indiana, **one of the most desirable industrial submarkets in the Midwest.**

- Buildings provide visibility along and **immediate access to I-70**, a primary east-west corridor connecting major markets across the country.
- 4.5 miles to **Indianapolis International Airport (IND)** and the world's second largest FedEx Hub.
- 7 miles to **I-465**, which provides easy access to I-65, I-69 and I-74.
- **10-year tiered tax abatement.**
- Ideal configuration for local and regional distribution and manufacturing.
- **Large surrounding labor pool:** a population of nearly 200,000 in Hendricks County with dedicated programs to support a large, highly-skilled workforce

Located within **one-day** drive of **50% of U.S. population** via four interstates: I-65, I-70, I-69 & I-74





# Plainfield Innovation Park

[AMBROSEPG.COM/PROPERTIES](http://AMBROSEPG.COM/PROPERTIES)

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