

For Sale



17819 Commerce Drive

Westfield, IN, 46074

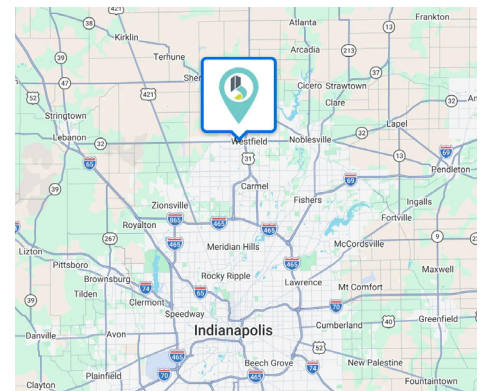
Sale Price \$2,995,000

Building Size 17,692 SF

Lot Size 1.43 Acres

Highlights

- Beautiful owner/user flex office building located in Hamilton County.
- Minutes from downtown Westfield, Grand Park, and all the amenities of one of the fastest growing suburbs of Indianapolis.
- Approximately 55% office and 45% warehouse.
- Enclosed Industrial (EI) zoning permitted uses: food production, office, medical, professional/trade school, indoor recreation, light industrial, construction, and warehousing/distribution.



Kevin Dick
Senior Vice President | Principal
kdick@bradleyco.com
c. 317.213.6692

www.bradleyco.com

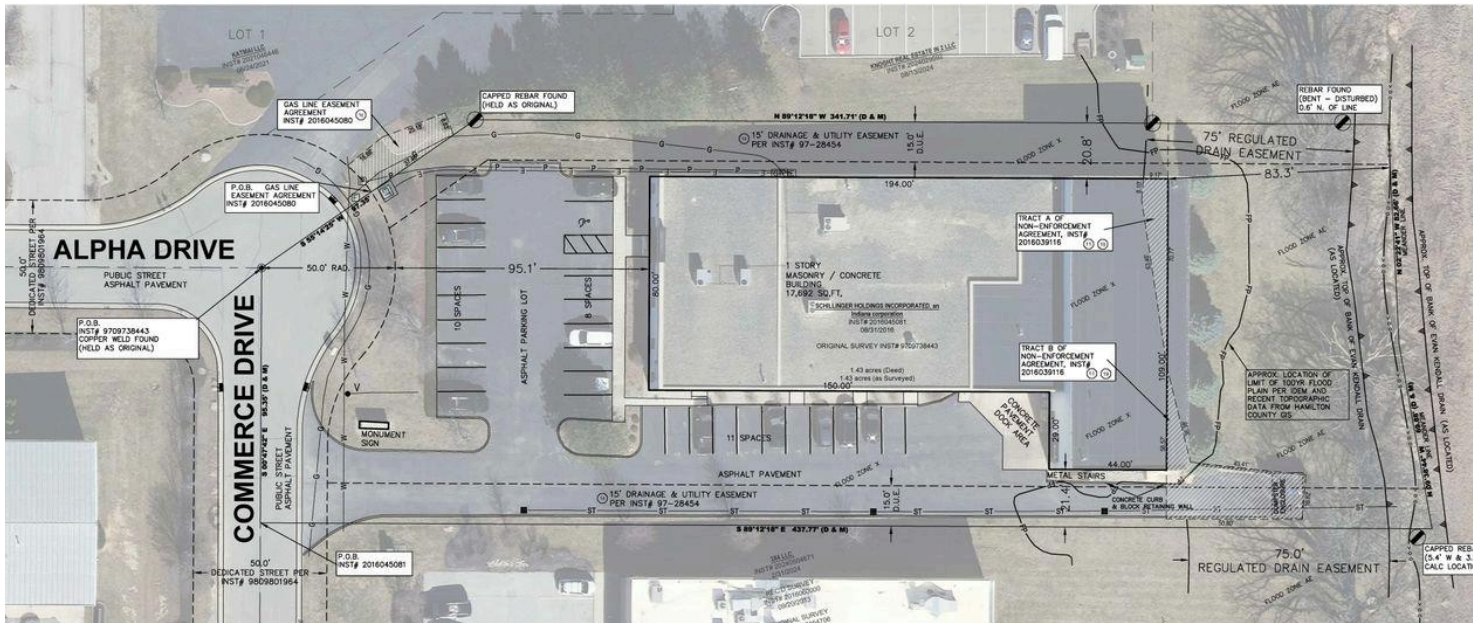
Area Overview

17819 Commerce Drive Westfield, Indiana 46074



Property Overview

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Property Overview

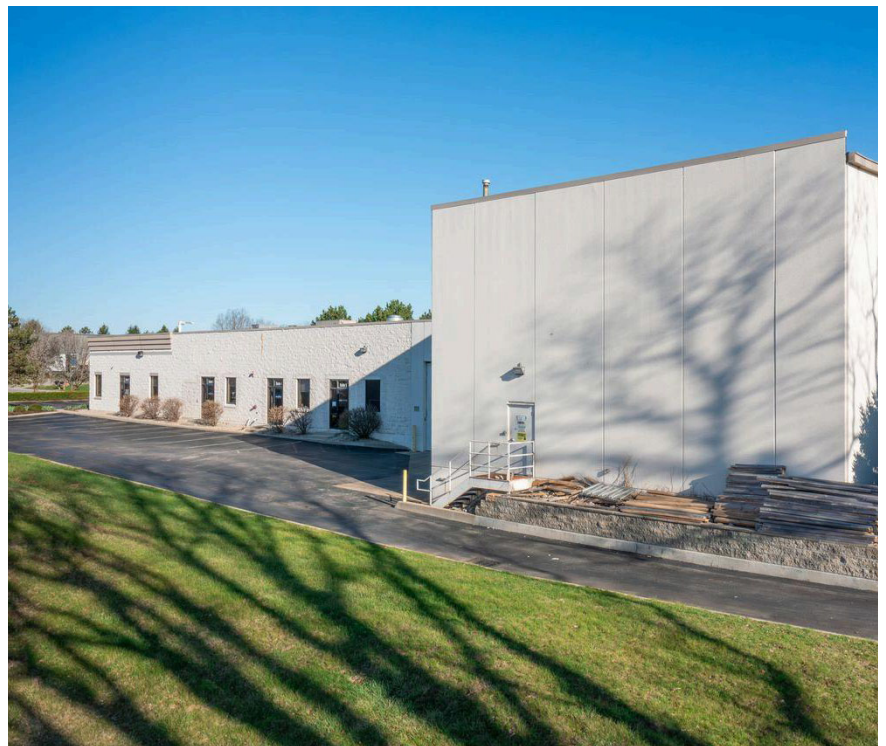
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Summary

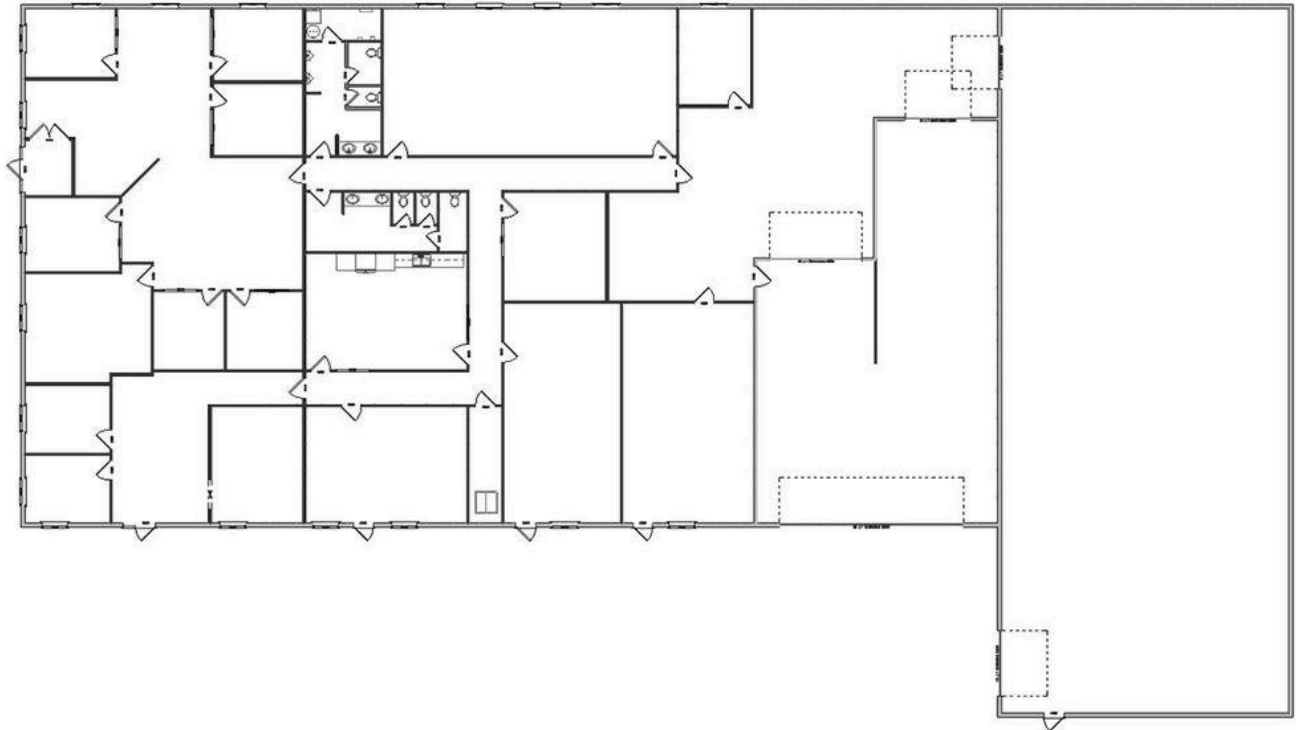
Address	17819 Commerce Drive Westfield, IN 46074
Property Type	Flex office
Building Size	17,692 SF
Land Size	1.43 acres
Zoning	EI
Year Built	1997 (expanded in 2007)
Doors	One (1) 28' x 14' overhead door, Two (2) dock doors
Warehouse Clear Height	14' - 24'

Parking	30 parking spaces
Construction	<ul style="list-style-type: none">• Foundation: Concrete slab• Structure: steel• Exterior: block and tilt-up concrete• Roof: flat rubber
HVAC	Four (4) RTU for office, warehouse heated only
Operating Expenses	\$4.57/SF 2026 estimate (excluding utilities)



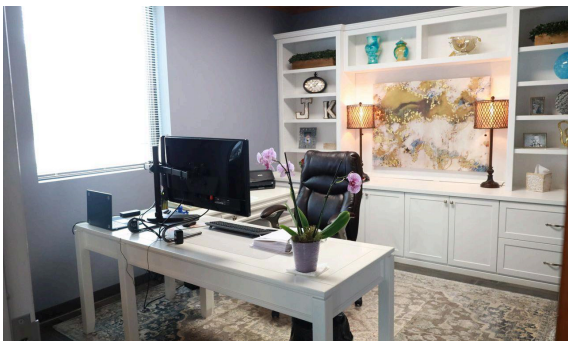
Floorplan

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Additional Photos

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