

For Lease

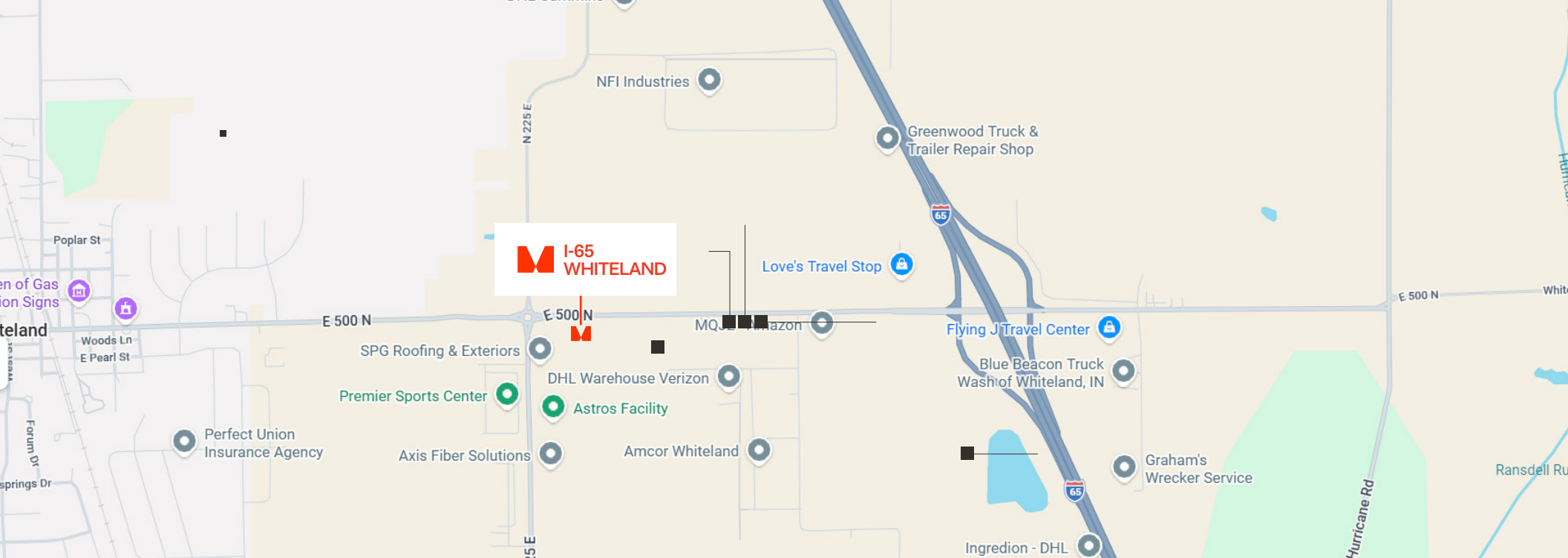
I-65 WHITELAND

11 Mission Road, Whiteland, IN 46184

■ ±399,280 SF Available

M MERUS





Immediately adjacent to highway

Immediate access to Highway I-65

Quick access to Highway I-65 & I-465

20 Miles to Airport

Strong area for industrial development and labor

Ten-year real estate tax abatement program

Property highlights



PROPERTY OVERVIEW

Month/Year Delivery: Q3 2027

Available Space: ±399,280 SF

Power: 3000 AMP Available

Acres: ±40

Zoning: I-1 Industrial

SPECIFICATIONS

Office Space: ±2,224 SF spec

Clear Height: 36'

Dock Doors: 40 (9' x 10') (20 fully equipped with levelers, 20 without); 25 future dock positions

Drive-In Doors: 3

Number of Parking Spaces: 259 auto (256 auto future), 96 trailer

Site plan

COLUMN SPACING:

Warehouse Bays: 56' wide x 50' deep (60' deep speed bay); 17,360 square foot bays

WAREHOUSE LIGHTING:

LED with Occupancy Sensors - 30 fc

HVAC:

Roof-Mounted Direct-Fired Gas Make-Up Air Units

FIRE PROTECTION SYSTEM:

ESFR System

ELECTRICAL:

3000 AMP Available

WALLS:

Pre-Cast Concrete Panels

ROOF:

Mechanically Fastened, 45-Mil TPO Membrane Roof

DOCK DOORS:

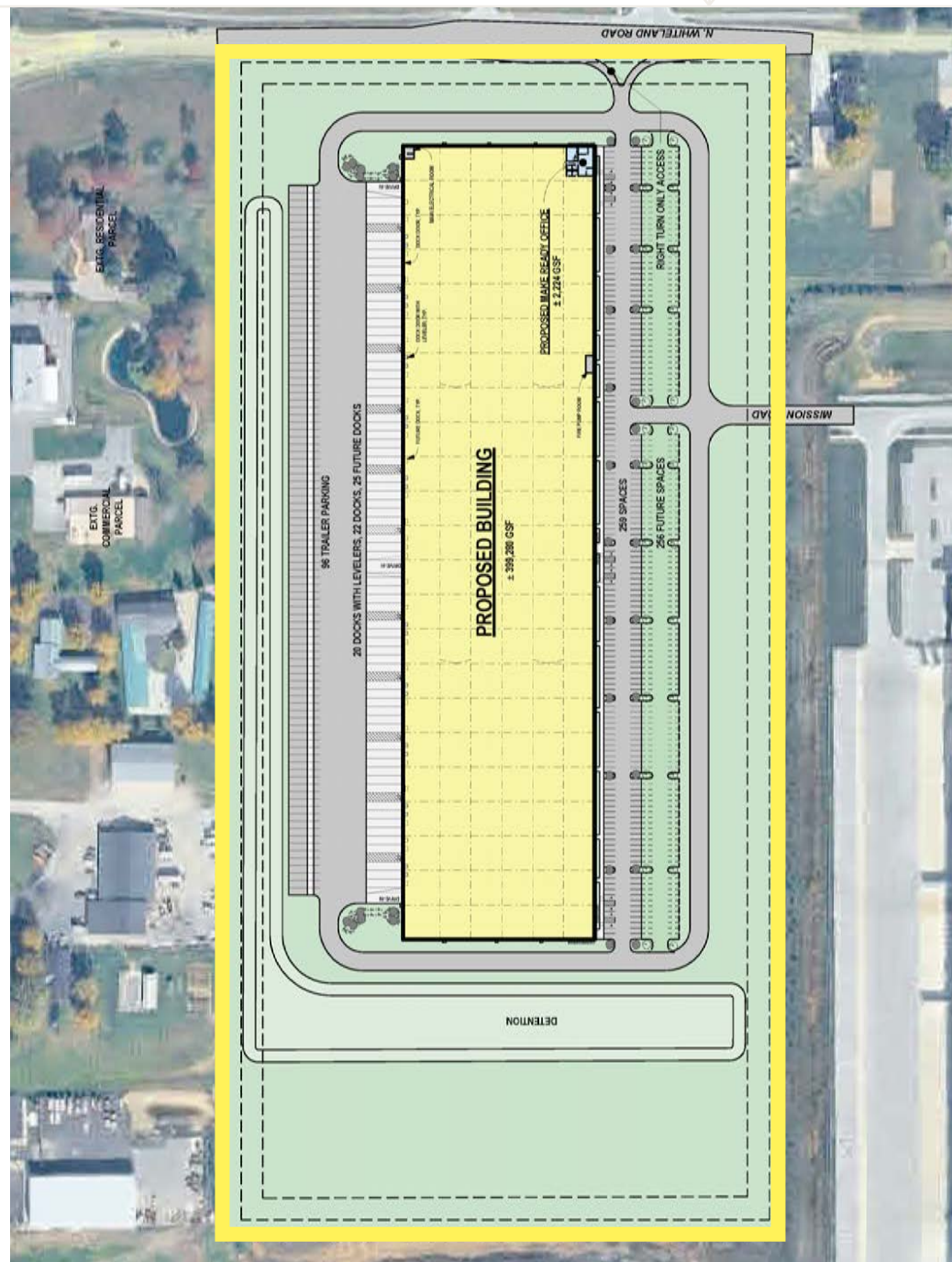
40 Dock Doors (9' x 10') (20 w/Levelers, 20 without),
25 Future Dock Positions

DRIVE-IN DOORS:

3 Drive-in Doors (12' x 14')

PARKING:

259 Auto (256 Future)
96 Trailer



LEVEL 1 PRELIMINARY PLAN

A
K2.0
1" = 80.0'

0' 20' 40' 60' 80' 120'

MAKE READY OFFICE BUILD-OUT
+/- 2,224 GSF

MAKE READY OFFICE PRELIMINARY PLAN

B
K2.0
18" = 1'-0"

0' 2' 4' 6' 8' 12' 16' 24' 32'

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