



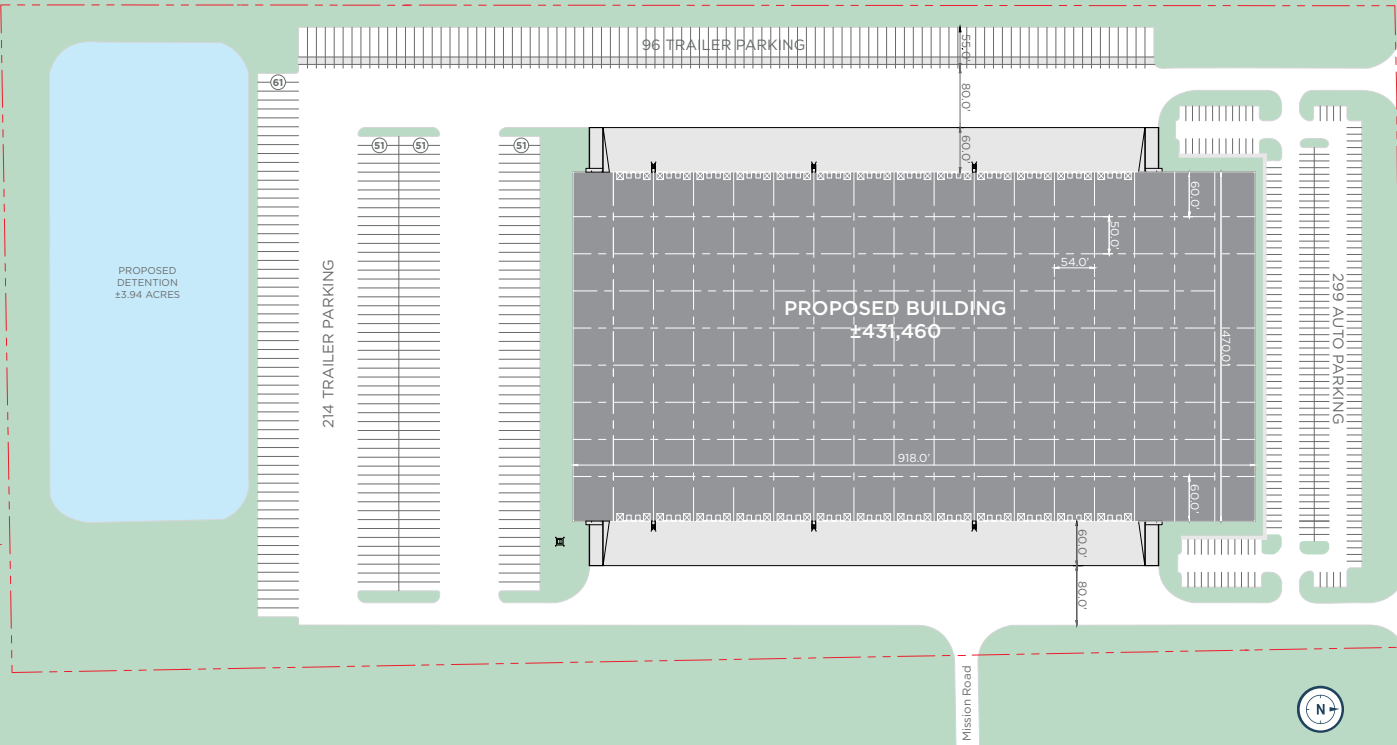
# I-65 WHITELAND

±431,460 SF AVAILABLE

2510 Whiteland Road  
Whiteland, IN 46184



# PROPERTY HIGHLIGHTS



## POTENTIAL SPECIFICATIONS

Square Footage	±431,460 square feet available
Site Acreage	±38 Gross acres
Building Dimensions	470' x 918' (or up to ±431,460 sf)
Bay Sizes	Typical Bays – 54' x 50', Speed/Dock Bay – 54' x 60'
Clear Height	40'
Auto Parking	299
Trailer Storage	310
Truck Court	140' total depth: 60' concrete apron and 80' HD asphalt
Exterior Walls	Load bearing precast concrete wall panels
Structural Steel	Gray tube steel columns and joists supporting white roof deck

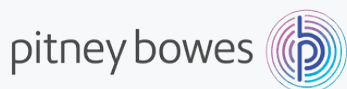
Slab Construction	7" un-reinforced, 4,000psi concrete on 4" aggregate base
Dock Doors	Fifty-two (52), 9' x 10' manual overhead doors; Four (4), 12' x 14' drive-in doors w/ electric operators
Dock Equipment	Fifty-two (52) dock positions to include: 7' x 8', 40,000 lb. dock levelers dock seals, bumpers and LED Dock Light
Roofing	Mechanically attached .45 mil TPO with R-20 insulation
HVAC	Heat provided via gas fired 80/20 MUA units or Energy Rotation Units
Fire Protection	ESFR for protection of Class I-IV Commodities
Electrical Service	One (1), 1200 amp service
Lighting	LED 30,000LM high bay light fixtures / 48,000 Lumen in Speed Bays



# PROPERTY LOCATION



## CORPORATE NEIGHBORS SELECT JOHNSON COUNTY BUSINESSES



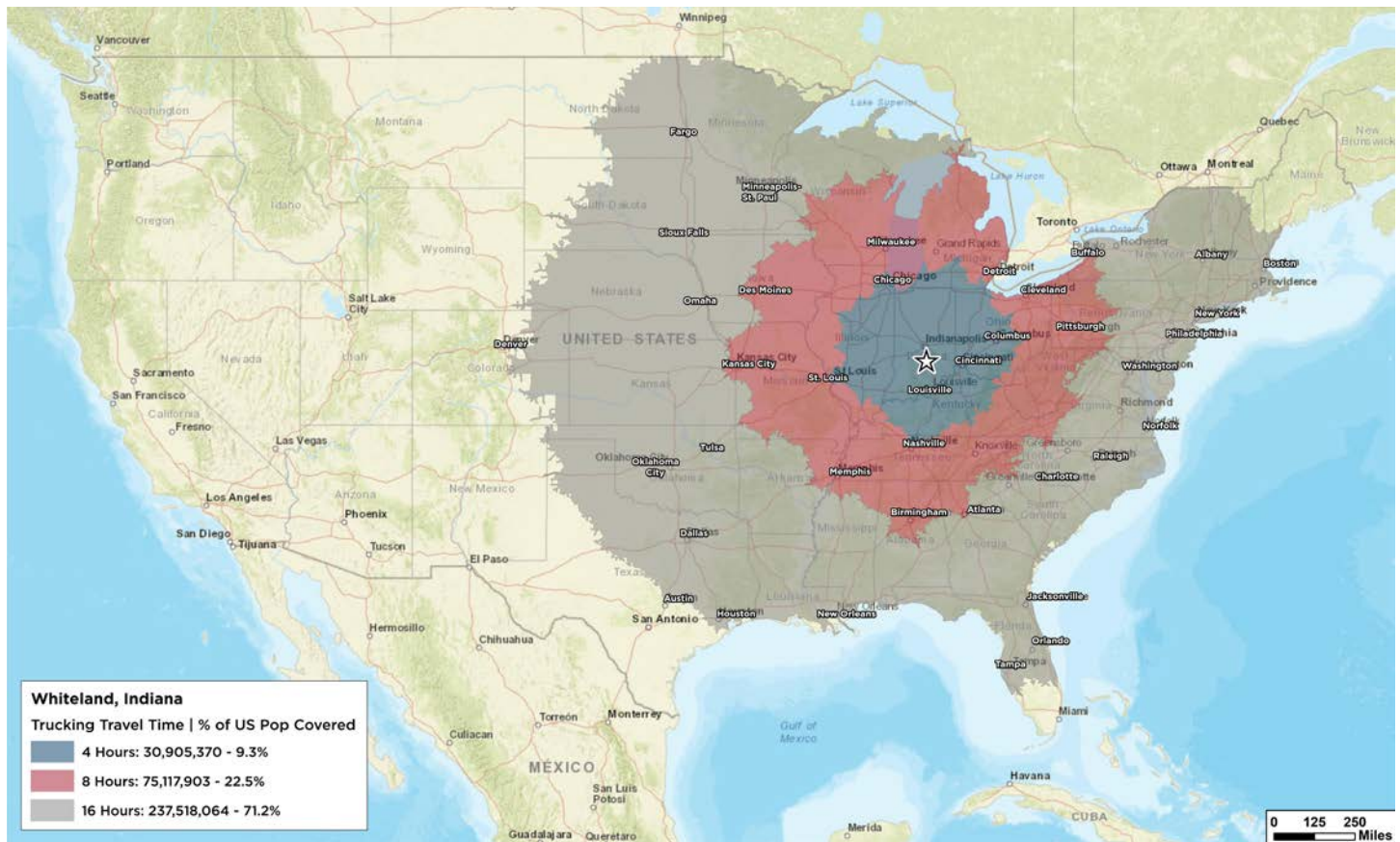
I-65 WHITELAND



# TRAVEL TIMES & LABOR

## WHITELAND / JOHNSON COUNTY, INDIANA

- Johnson County and the State of Indiana offer a nationally recognized pro-business climate. Between 2006 and 2018, **more than 60 companies have relocated to Johnson County** while an additional 57 companies chose to remain in the county and expand their business.
- Johnson county companies draw from an estimated **workforce of over 1.4 million people** within a 60-mile radius.
- The county is well connected with Indianapolis via **Interstate I-65 and U.S. 31**. From there, more interstate highways converge in Indianapolis than any other city in the United States.
- Indiana has been named in the **Top 6 U.S. States To Do Business** (*Chief Executive*, 2024)



FOR LEASING INFORMATION, CONTACT:

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**I-65 WHITELAND**

