



20418 Commerce Park Dr, Westfield, IN  
46074



**LOT 2 |  $\pm 28,000$  SF AVAILABLE**

**DIVISIBLE TO  $\pm 4,000$  SF**

**For Lease or Sale**

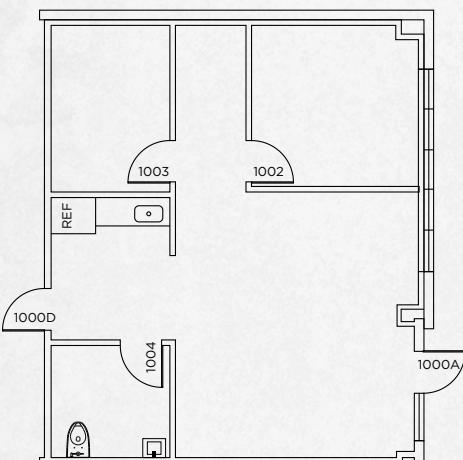
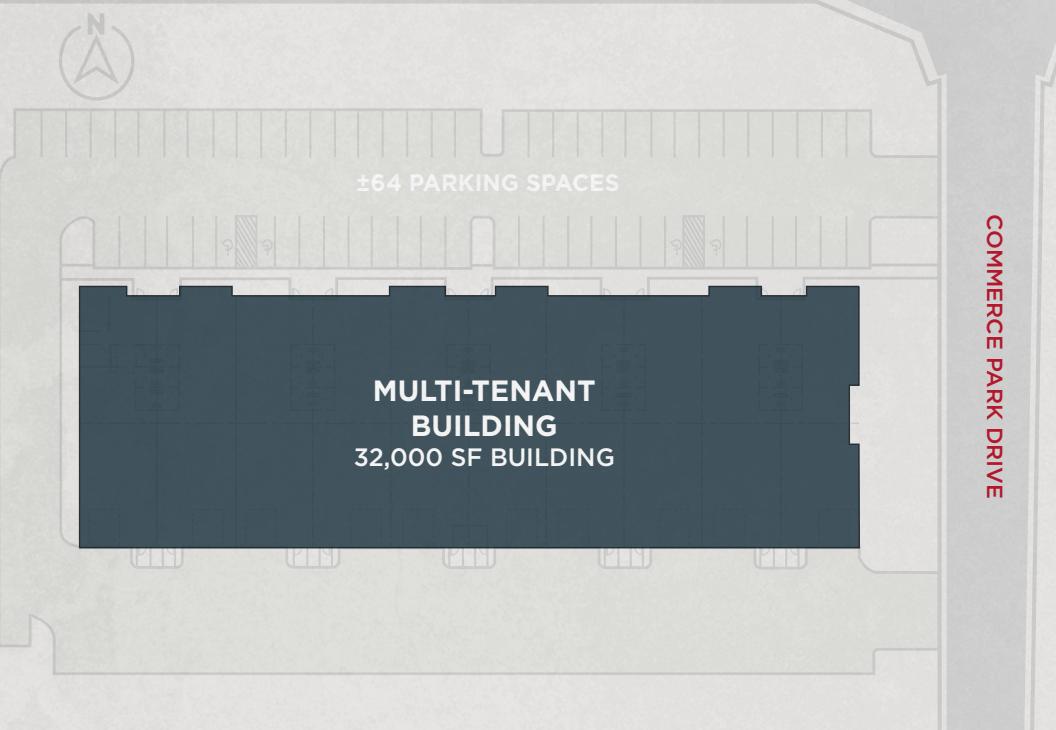
[VIEW WEBSITE](#) 



# Site Plan

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SHERIDAN ROAD



Template  
Office Space  
Plan



## BUILDING 2 Specifications

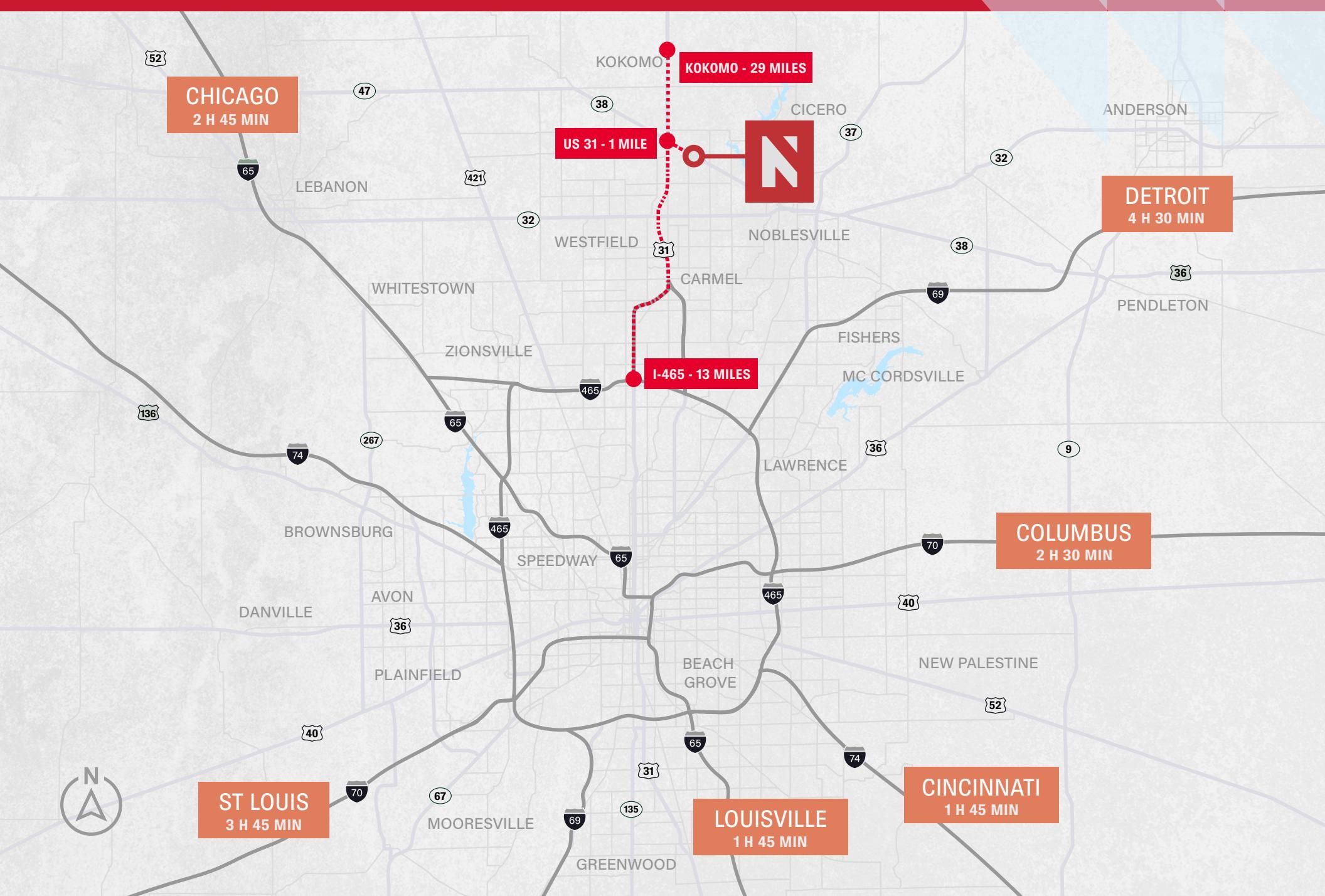
±28,000 SF AVAILABLE

ACREAGE	±2.3 ACRES
BUILDING SQUARE FOOTAGE	±32,000 SF
MINIMUM DIVISIBLE SF	4,000 SF (INCLUDING 800 SF MEZZANINE)
# OF DRIVE-IN DOORS AND SIZE	10 (12' X 14')
CLEAR HEIGHT	±18' CLEAR
COLUMN SPACING	32-FOOT STANDARD BAY WIDTH. COLUMN LINE AT CENTER OF DEPTH (50 FEET)
CAR PARKING	64
BUILDING DIMENSIONS	±100' DEEP BY ±320' LONG
SPRINKLE	SPRINKLED
FLOOR THICKNESS	±6" FLOOR THICKNESS
ROOF	STANDING SEAM METAL
POWER	10 SERVICES AT 200 AMPS EACH
ZONING	PUD
TAX ABATEMENT	10-YEAR TAX ABATEMENT AVAILABLE (SPECIFICS TO BE PROVIDED)

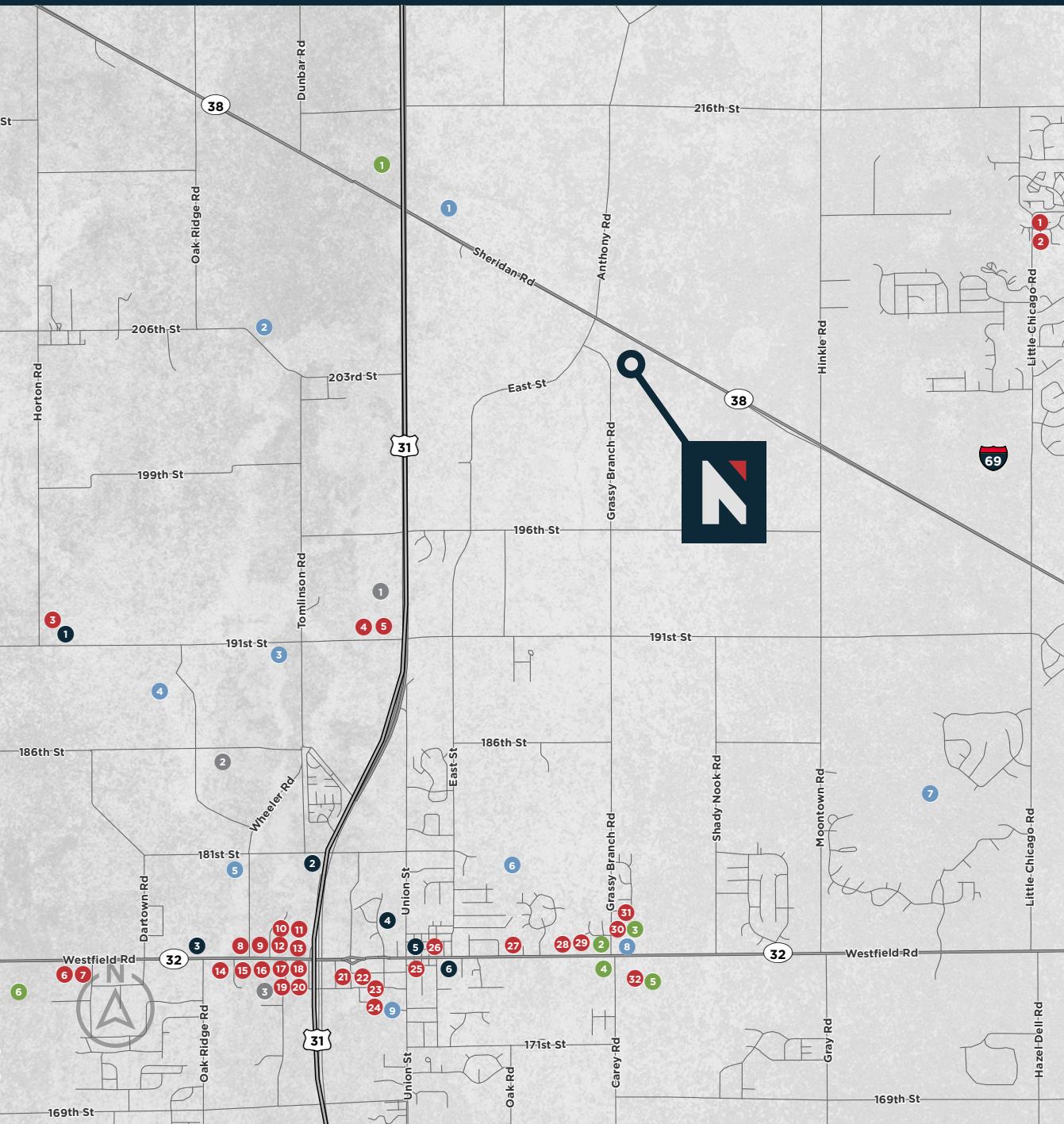
# Access and Location



# Drive Time Map



# Amenities Map



## ENTERTAINMENT

1. West Fork Distillery
2. Grand Junction Brewing Co
3. Birdie's Golf & Sports Bar
4. Four Finger Distillery
5. Westfield Wine Vault
6. Field Brewing Co

## HOTELS

1. Spring Hill Suites
2. Wyndham Westfield
3. Hampton Inn

## RECREATION

1. MacGregor Park	16. Saladworks
2. Chatham Hills Golf Course	17. Los Agaves
3. Monon Rail Trail	18. Titus Bakery & Deli
4. Grand Park	19. Noble Romans Craft Pizza
5. Westfield YMCA	20. Jimmy John's
6. Freedom Trail Park	21. Rivet Coffee Bar
7. Pebble Brook Golf Course	22. Chiba Sushi
8. Planet Fitness	23. The Italian House on Park
9. Grand Junction Plaza	24. Nyla's

## SHOPPING

1. Hamilton Crossroads	28. Pasta Italiano
2. CVS Pharmacy	29. Lincoln Square Pancake
3. Ace Hardware	House
4. Walgreen's	30. Rail Cafe
5. Kroger	31. Nori Steakhouse
6. Meijer	32. Carey Tavern

## RESTAURANTS

1. Pizza King
2. The Piper
3. The Mash House
4. Starbucks Coffee
5. Wendy's
6. Slim Chickens



NORTH ELEVATION



SOUTH ELEVATION

For More Information, Please Contact:

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