



NORTHPOINT

NORTHPOINT BUSINESS PARK
Westfield, Indiana

<http://www.npwestfield.com/>



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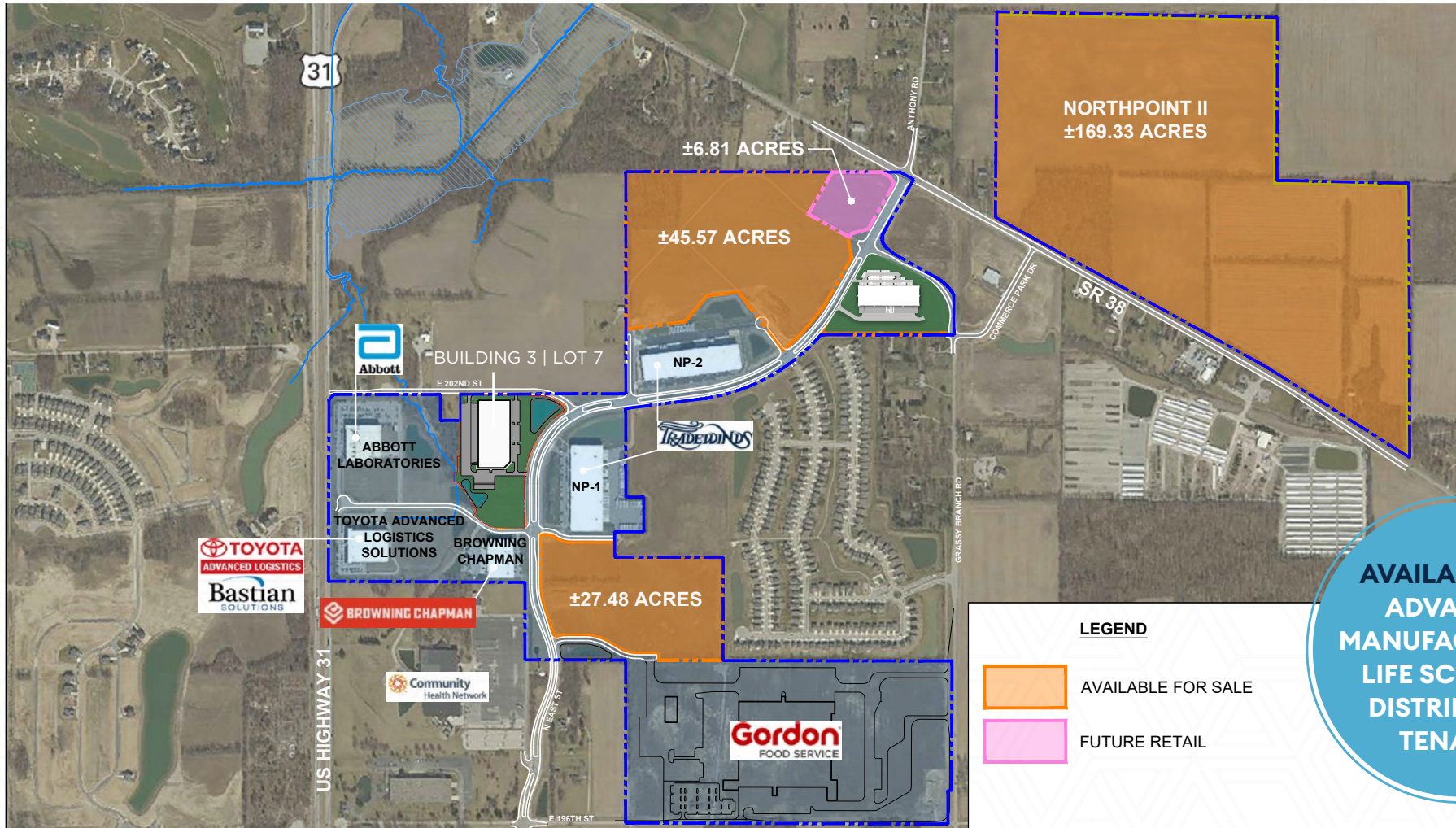
CENTRAL INDIANA'S HUB FOR TECH & INNOVATION

NorthPoint Business Park in Westfield, Indiana, offers a remarkable opportunity for companies to establish themselves within one of the region's fastest-growing communities. Spanning over 300 acres, this state-of-the-art industrial park is poised to become Indiana's next hub of tech and innovation, with customizable spaces ranging from build-to-suit to expansive greenfield sites—providing the ideal environment to grow and thrive.



#1
INFRASTRUCTURE
- AMERICA'S
TOP STATE FOR
BUSINESS
-CNBC

THREE HUNDRED ACRES OF ENDLESS POSSIBILITIES



**AVAILABLE FOR
ADVANCED
MANUFACTURING,
LIFE SCIENCES,
DISTRIBUTION
TENANTS**

OPPORTUNITY HIGHLIGHTS

300 acres of prime mixed-use space

Build-to-suit and land sale opportunities

Flexibility to accommodate mega-site project, advanced manufacturing, and corporate campuses

Large, contiguous sites allow for easy expansion

Directly adjacent to US 31 corridor

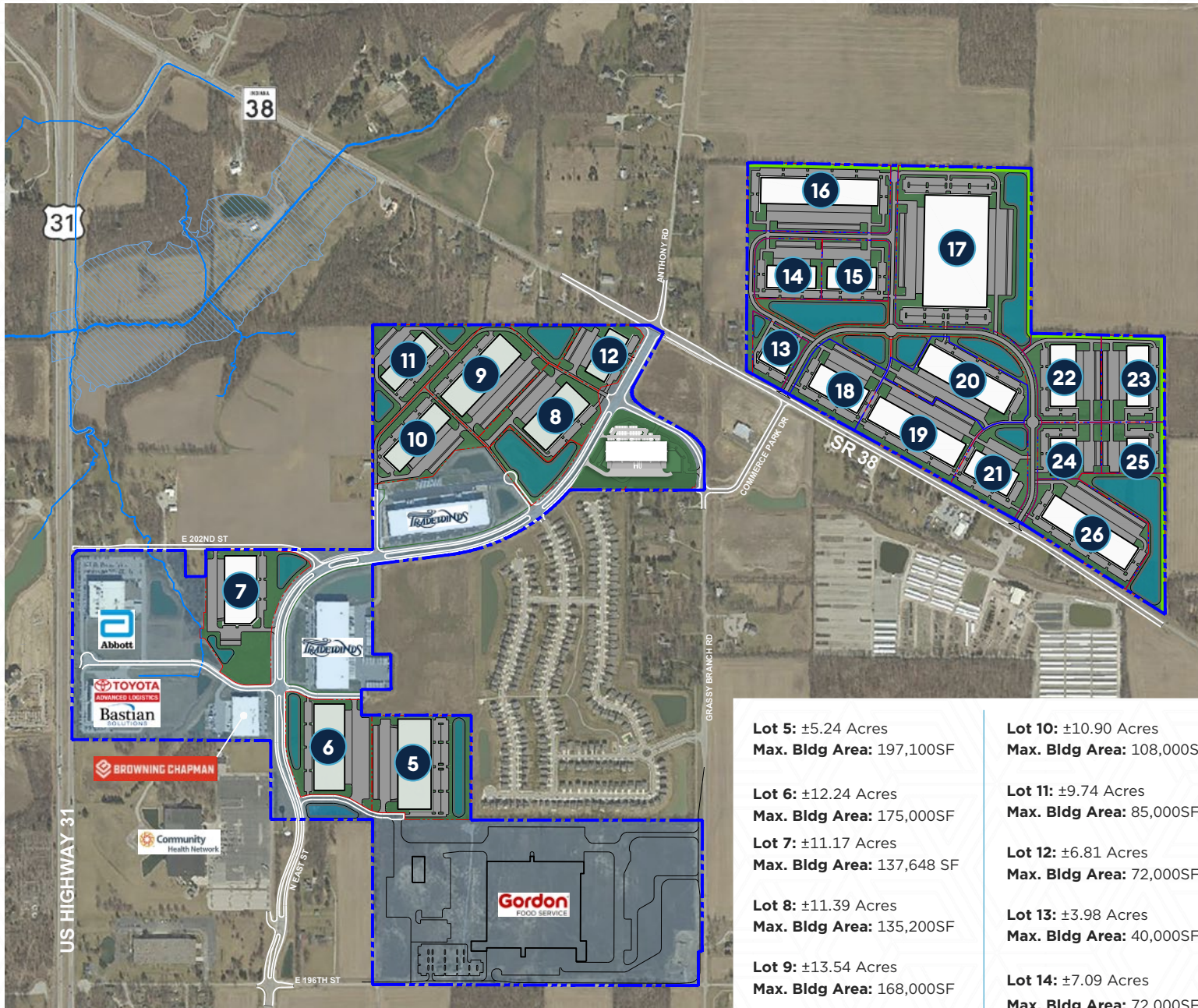
Access to I-465

Multiple points of easy ingress and egress

Ample water and power supply

SITE PLAN

SITE SIZE ADJUSTABLE TO CLIENT REQUIREMENT



Lot 5: ±5.24 Acres
Max. Bldg Area: 197,100SF

Lot 6: ±12.24 Acres
Max. Bldg Area: 175,000SF

Lot 7: ±11.17 Acres
Max. Bldg Area: 137,648 SF

Lot 8: ±11.39 Acres
Max. Bldg Area: 135,200SF

Lot 9: ±13.54 Acres
Max. Bldg Area: 168,000SF

Lot 10: ±10.90 Acres
Max. Bldg Area: 108,000SF

Lot 11: ±9.74 Acres
Max. Bldg Area: 85,000SF

Lot 12: ±6.81 Acres
Max. Bldg Area: 72,000SF

Lot 13: ±3.98 Acres
Max. Bldg Area: 40,000SF

Lot 14: ±7.09 Acres
Max. Bldg Area: 72,000SF

Lot 15: ±7.18 Acres
Max. Bldg Area: 72,000SF

Lot 16: ±17.18 Acres
Max. Bldg Area: 199,500SF

Lot 17: ±33.21 Acres
Max. Bldg Area: 468,000SF

Lot 18: ±8.89 Acres
Max. Bldg Area: 94,500SF

Lot 19: ±12.59 Acres
Max. Bldg Area: 168,000SF

Lot 20: ±12.52 Acres
Max. Bldg Area: 168,000SF

Lot 21: ±7.62 Acres
Max. Bldg Area: 84,000SF

Lot 22: ±10.59 Acres
Max. Bldg Area: 105,000SF

Lot 23: ±9.72 Acres
Max. Bldg Area: 88,200SF

Lot 24: ±6.19 Acres
Max. Bldg Area: 63,000SF

Lot 25: ±5.75 Acres
Max. Bldg Area: 45,000SF

Lot 26: ±14.35 Acres
Max. Bldg Area: 168,000SF

Preservation Area:
 ±10.78 Acres

SITE PLAN

LOT 7



Total SF: 137,648

Divisible: 23,000 SF

Acerage: 11.17 Acres

Building Dimensions: 600' x 230'

Clear Height: 32'

Dock Doors: 10 (9' x 10')
Expandable to 32

Drive-in Doors: 2 (12' x 14')

Auto Parking: 100

Future Auto Parking: 39

Future Trailer Parking: 10

Truck Court: 135' Deep w/60' Concrete

Floors: 4,000PSI 7' Unreinforced

Sprinkler: ESFR

Lighting: LED High-bay with Motion Sensors
(30' FT Candles at 36" AFF)

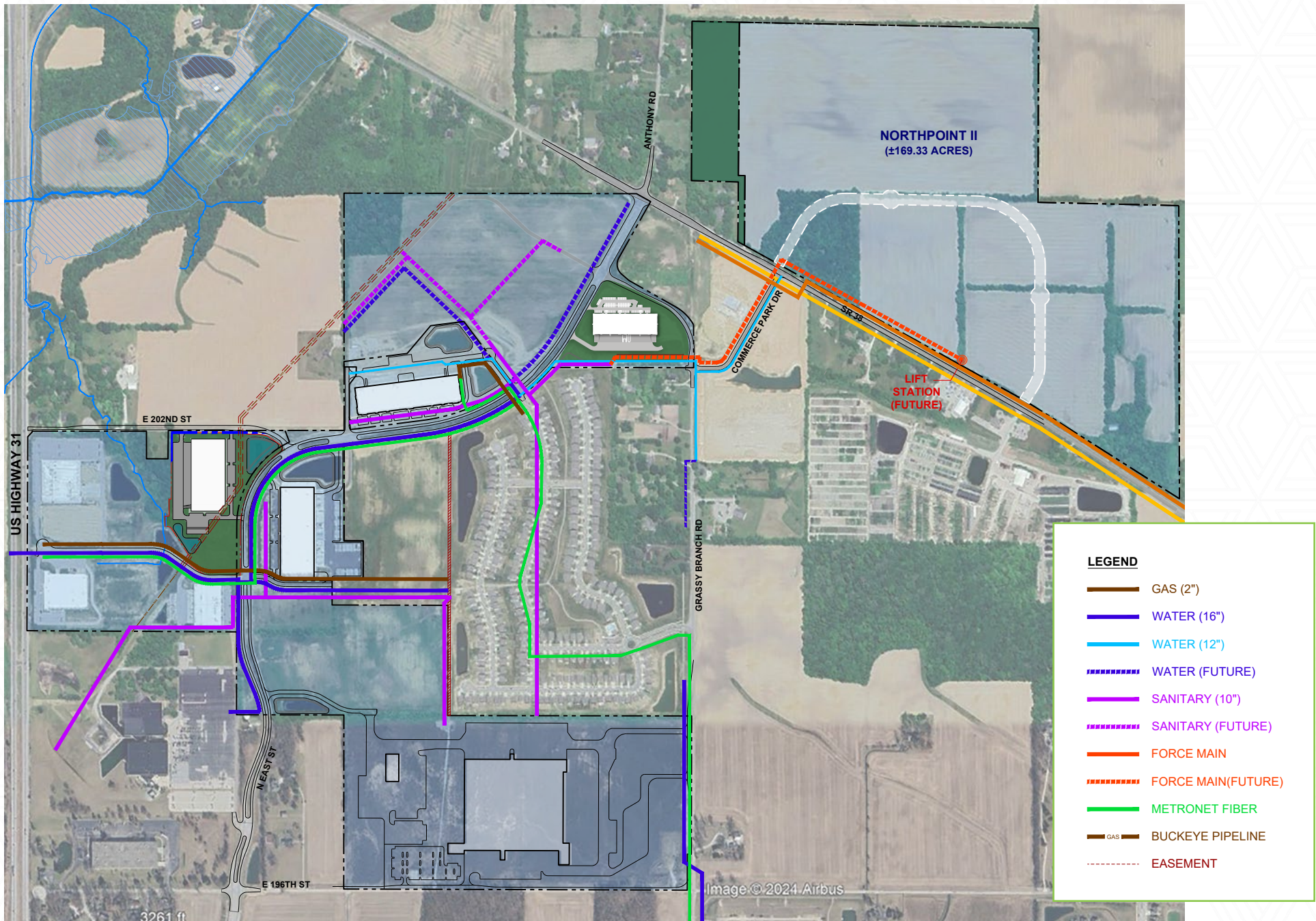
Dock Leveler: 7'x8' 40,000 lb (Inclusive of Dock
Seals, Dock Lights and Bumpers)

Power: 2,400 Amps (480-Volt 3-phase)

Bay Spacing:
Front Bays 50' x 50'
Remaining Bays 50' x 60'

Estimated Availability: July 2027

ROBUST INFRASTRUCTURE



POSITIONED FOR PROSPERITY

Recognized as one of “America's Top Ten Towns for Families,” Westfield has transformed into one of Central Indiana’s fastest-growing communities, offering a unique blend of residential appeal with a dynamic environment for advanced manufacturing and tech enterprises.

Just 30 minutes north of Indianapolis, Westfield’s rapid development – highlighted by the renowned Grand Park Sports Complex and state-of-the-art Community Health Network – creates the perfect setting for families to thrive, talent to grow, and businesses to flourish.

GRAND PARK SPORTS COMPLEX

- 360 acres of facilities with 31 outdoor fields
- 370,000 sq. ft. Grand Park Events Center with 3 professional turf fields, lounge, retail and office space
- Indianapolis Colts Training Camp
- Indiana Pacers Athletic Center

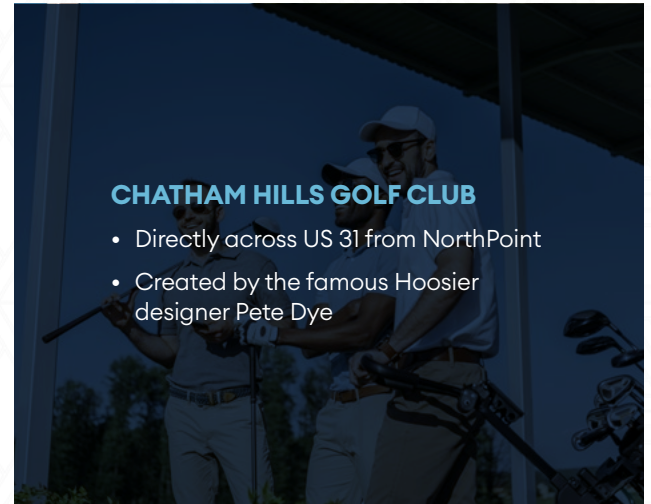


Grand Park Ranked
Best Soccer Facility by
Connect Sports



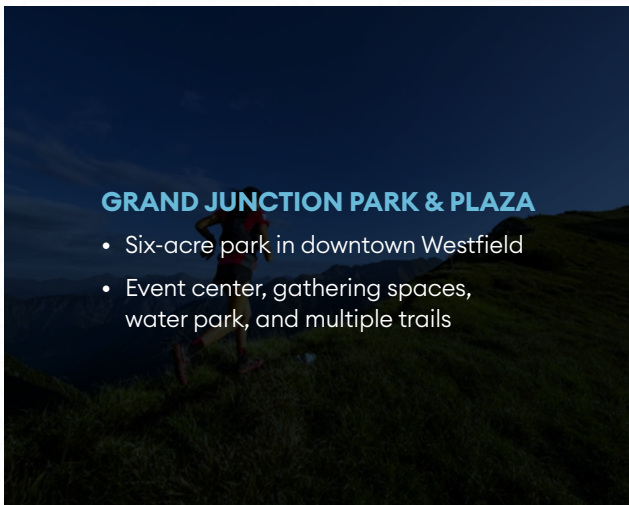
CHATHAM HILLS GOLF CLUB

- Directly across US 31 from NorthPoint
- Created by the famous Hoosier designer Pete Dye



GRAND JUNCTION PARK & PLAZA

- Six-acre park in downtown Westfield
- Event center, gathering spaces, water park, and multiple trails



COMMUNITY HEALTH NETWORK

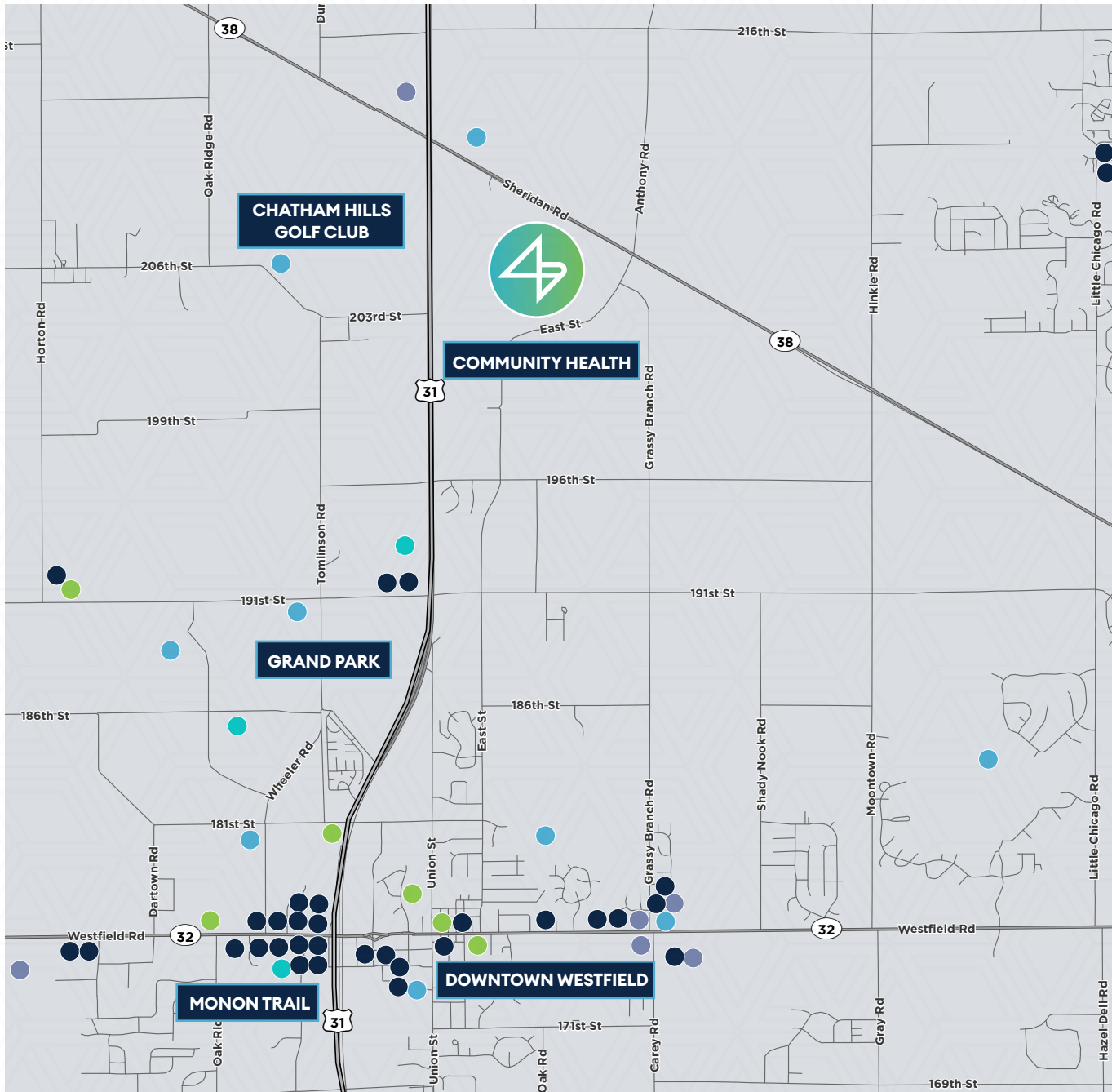
- 425,000 SF state-of-the-art healthcare campus
- Ambulatory surgery center, medical office building, emergency department, and six-story patient tower



Ranked in Top 10
Healthiest Communities
in America



WESTFIELD AMENITIES



WITHIN A 3 MILE RADIUS



32
RESTAURANTS



6
RETAIL LOCATIONS



3
HOTELS



9
RECREATION AREAS



6
ENTERTAINMENT OPTIONS



Best Small Cities in America
by Wallethub



Top 10 Places to Live in America
by Money Magazine

BUILDING THE WORKFORCE OF THE FUTURE

Surrounded by an impressive network of premier research institutions and programs, tenants at NorthPoint Business Park will benefit from a steady pipeline of top-tier talent.



#11 Business - Accounting
#19 National Universities



#1 Engineering Programs
#1 Chemical Engineering



#1 Most Innovative Schools
(Regional Midwest)
#1 Regional Universities Midwest



BALL STATE
UNIVERSITY

Top 100 Public Colleges
& Universities



INDIANA UNIVERSITY

#4 Entrepreneurship
#11 Business Management



Top 50
Most Innovative Schools



#1 Agriculture & Biological Engineering Program
#6 Production/Operations Management
#9 Engineering Programs
Top 10 Most Innovative Schools

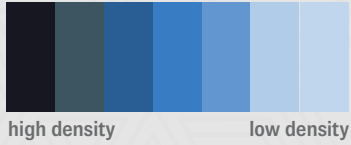
INDIANA'S NEW APPRENTICESHIP PATHWAY PROGRAM

Pathways offered in Life Sciences, Health Care, Banking and Advanced Manufacturing

SKILLED WORKFORCE

Blue Collar

POPULATION DENSITY



DEMOGRAPHICS

WITHIN 40 MIN DRIVE TIME

132,862

BLUE COLLAR EMPLOYEES

4.2%

UNEMPLOYMENT RATE

\$82,057

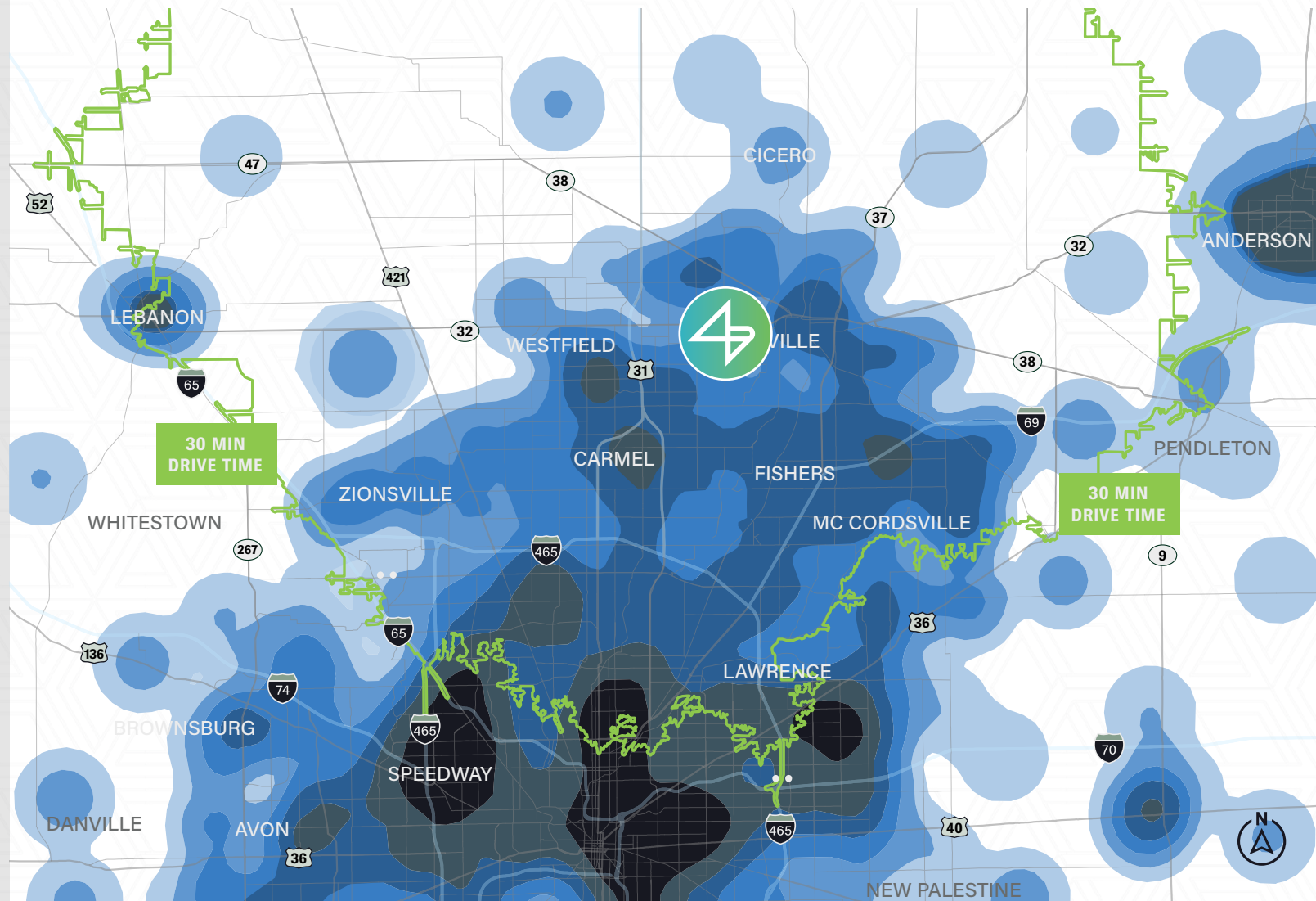
MEDIAN HH INCOME

80.8%

HIGH SCHOOL EDUCATED

76.9%

COLLEGE EDUCATED



POSITIONED FOR GROWTH

Renowned as the "Crossroads of America," Indianapolis offers unbeatable access to major markets across the country, making it the perfect location for businesses looking to connect faster and expand further.



#1 IN PASS
THROUGH HIGHWAYS



DOWNTOWN INDIANAPOLIS
30 MINUTES



80% OF THE US POPULATION
LIVES WITHIN 650 MILES (1 DAY
TRUCKING DISTANCE)





NORTHPOINT

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