

NORTHFIELD DRIVE COMMERCIAL BUILDING

1665 W. NORTHFIELD DRIVE, BROWNSBURG, IN



PROPERTY HIGHLIGHTS

- Phase 1: 45,060 SF remaining
- Phase 2: 238,200 SF divisible to $\pm$ 45,000 SF (Available Q3 2026)
- High-image exterior building design
- 1.85 miles to Interstate I-74
- 4.98 miles to Interstate I-465
- Potential rail spur available

VISIT [NORTHFIELDDRIVEUS136.COM](https://northfielddriveus136.com)

Developed and owned by

Browning

 **CUSHMAN &
WAKEFIELD**

OVERALL SITE PLAN

PHASE I

(EAST of Northfield Dr.)

Building 1:

239,157 SF

Available:

45,060 SF Remaining

PHASE II

(WEST of Northfield Dr.)

Building 2:

238,200 SF, divisible to $\pm 45,000$ SF

Build-to-Suit Site:

AVAILABLE

— UTILITIES —



ELECTRIC
DUKE
ENERGY



GAS
CITIZENS
ENERGY



WATER
BROWNSBURG
MUNICIPAL



SEWER
BROWNSBURG
MUNICIPAL



INTERNET
AT&T AND
SPECTRUM



BUILDING 1
45,060 SF - AVAILABLE

PHASE I
(EAST of Northfield Dr.)

PHASE II
(WEST of Northfield Dr.)

Potential Rail Spur

Available for Build-to-Suit

Building 2
238,200 SF

W MAIN ST / US 136

Northfield Drive / NCR 600E

Visscher-Caravalle

31 TRAILER PARKING

150 CAR PARKING

LAPP



PHASE I BUILDING 1

45,060 SF AVAILABLE

- **Total building SF:** 239,157 SF
- **Building depth:** 270'
- **Clear height:** 32'
- **Bay size:** 54' x 50'
- **Speed bay size:** 54' x 70'
- **Total dock doors:** 6 (9'x10')
- **Dock package:** (7' x 8'), 40,000 lb. levelers
- **Truck court:** 130' deep with 60' concrete and 70' HD asphalt
- **Trailer parking:** 31 Spaces
- **Total auto parking:** 107 spaces
- **Future auto parking:** 63 spaces
- **Floor thickness:** 7" unreinforced
- **Fire protection:** ESFR
- **HVAC:** Energy rotation units
- **Electrical:** (1) 400 amp service
- **Lighting:** LED lights with motion sensors



PHASE II FEATURES

PHASE II - BUILDING 2

- **Size:** 238,200 SF, divisible to $\pm 45,000$ SF
- **Building depth:** 270'
- **Clear height:** 32'
- **22 dock doors** (9'x10')
- **Dock package:** (7' x 8'), 40,000 lb. levelers
- **2 drive-in doors** (12'x14', motorized)
- **Auto parking:** 207 spaces
- **Rail:** Potential rail spur available on site



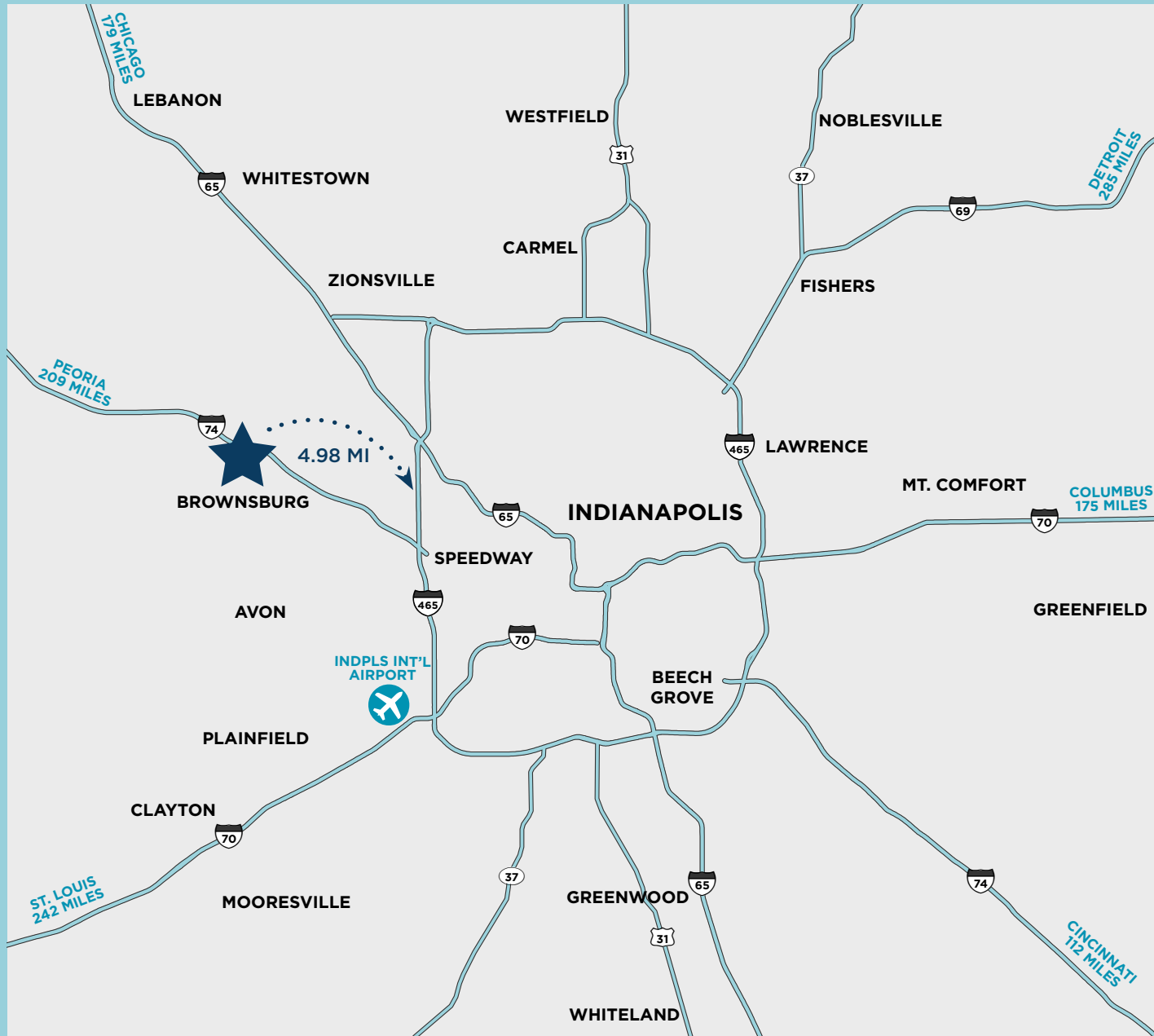
JUST DOWN THE STREET FROM DOWNTOWN BROWNSBURG

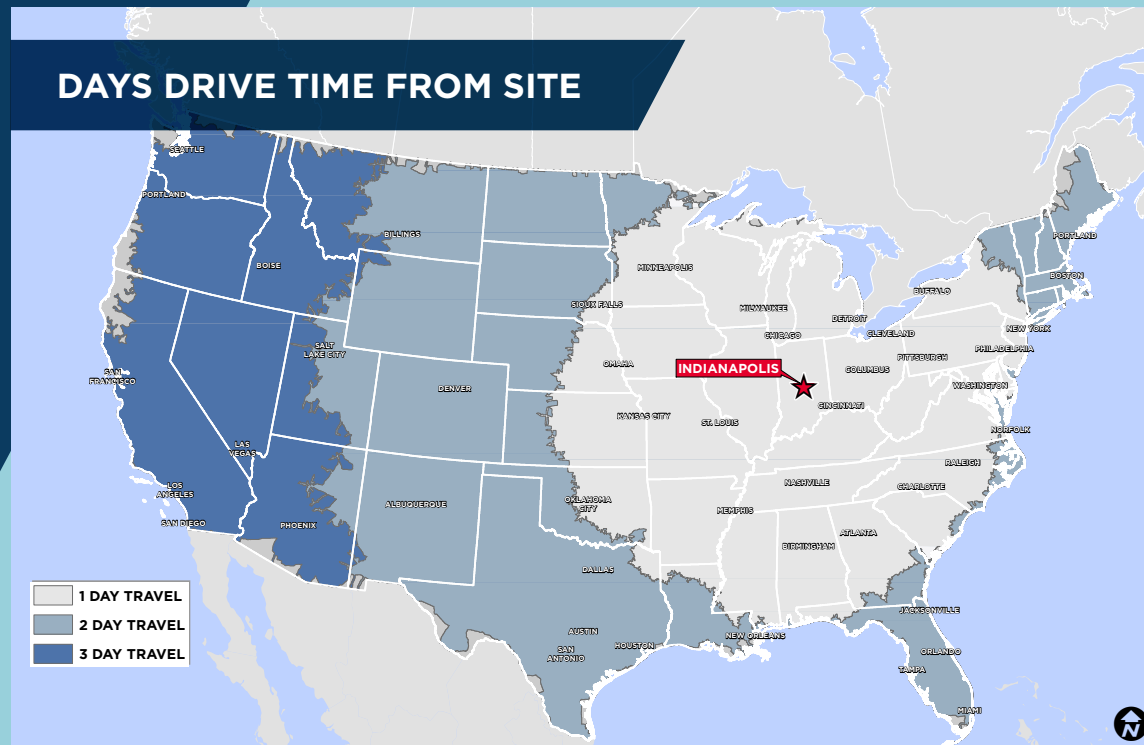
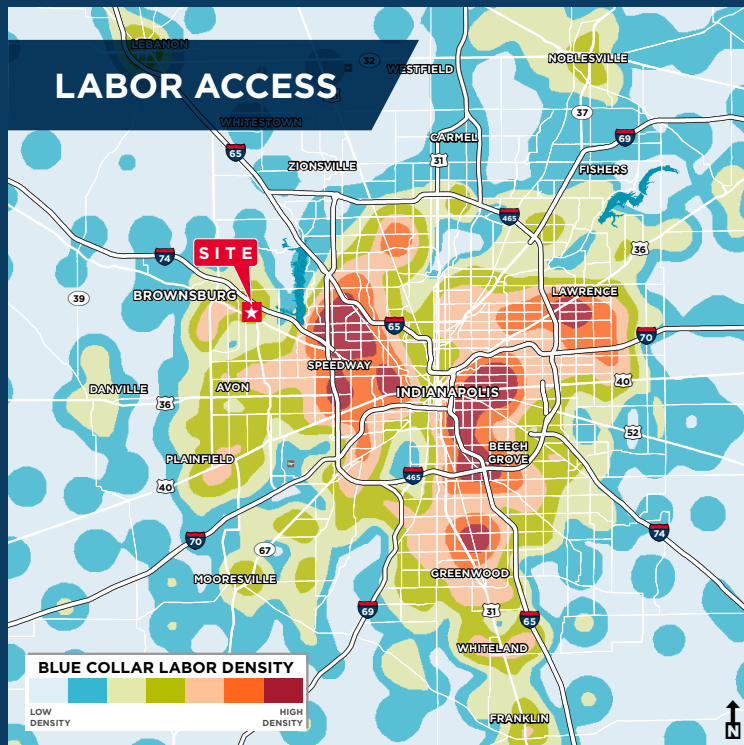
AMENITY-RICH AREA



CLOSE INTERSTATE PROXIMITY

4.98 MILES TO INTERSTATE 465





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CUSHMAN & WAKEFIELD

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