

# PHASE II - BUILDING 2 COMMERCIAL BUILDING

U.S. 136 & NORTHFIELD DRIVE | BROWNSBURG, INDIANA



## PROPERTY HIGHLIGHTS

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

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Developed and owned by

**Browning**

**CUSHMAN &  
WAKEFIELD**

# OVERALL SITE PLAN

**PHASE 2 UNDER CONSTRUCTION  
DELIVERING END OF 2026**

## PHASE II

WEST of Northfield Dr.

### **Building 2**

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

**Build-to-Suit Site**

AVAILABLE

## PHASE I | FULLY LEASED

EAST of Northfield Dr.

### **Building 1**

239,157 SF

## — UTILITIES —



**ELECTRIC**  
DUKE  
ENERGY



**GAS**  
CITIZENS  
ENERGY



**WATER**  
BROWNSBURG  
MUNICIPAL



**SEWER**  
BROWNSBURG  
MUNICIPAL



**INTERNET**  
AT&T AND  
SPECTRUM



**PHASE I**  
(EAST of Northfield Dr.)



# PHASE II FEATURES

## PHASE II - BUILDING 2

- **Size:** 238,200 SF, divisible to  $\pm 45,000$  SF
- **Rail:** Potential rail spur available on site
- **Building depth:** 270'
- **Clear height:** 32'
- **Bay size:** 54' x 50'
- **Speed bay size:** 54' x 70'
- **Total Dock Doors:** 22 (9' x 10')
- **Dock package:** (7' x 8'), 40,000 lb. levelers
- **2 drive-in doors:** (12'x14', motorized)
- **Truck court:** 130' deep with 60' concrete and 70' HD asphalt
- **Trailer parking:** 31 Spaces
- **Total parking:** 207 spaces
- **Floor thickness:** 7" unreinforced
- **Fire protection:** ESFR
- **HVAC:** Energy rotation units
- **Electrical:** (2) 400 amp services, ability to increase to 5,000 amps.
- **Lighting:** LED lights with motion sensors

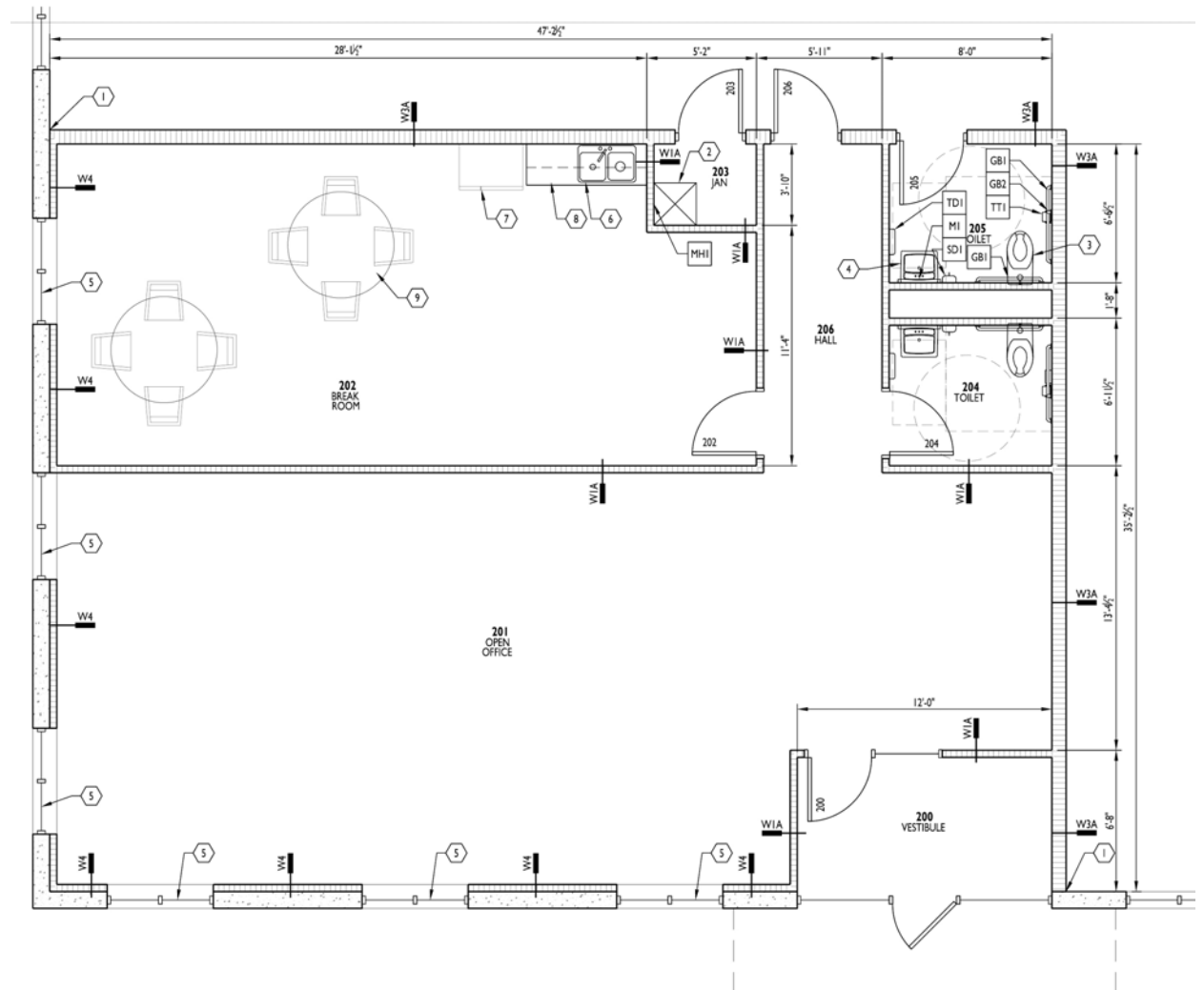
**UNDER CONSTRUCTION  
DELIVERING END OF 2026**



# SPEC OFFICE TYPICAL LAYOUT

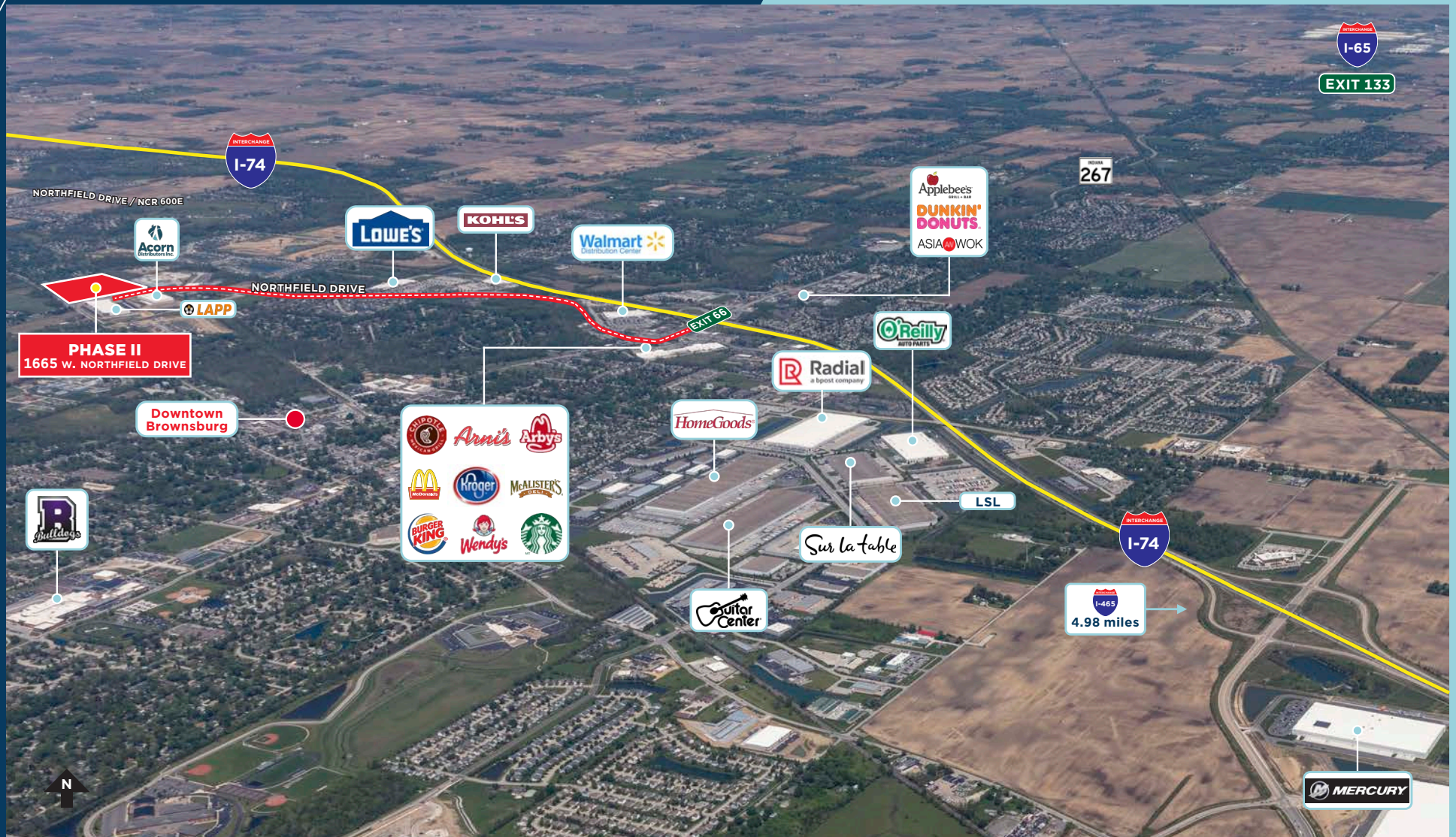
## TYPICAL SPEC OFFICE LAYOUT

- ±1,600 SF
- Two (2) restrooms
- Janitorial closet
- Open office
- Break room
- Entry/vestibule



# JUST DOWN THE STREET FROM DOWNTOWN BROWNSBURG

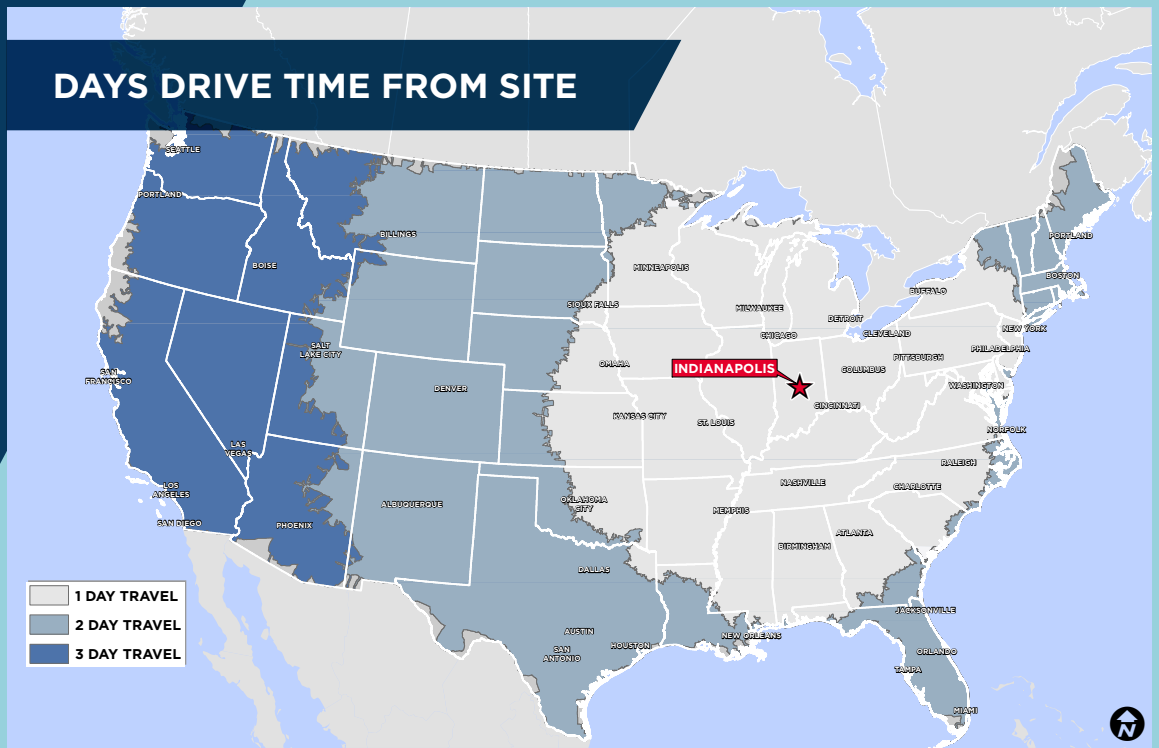
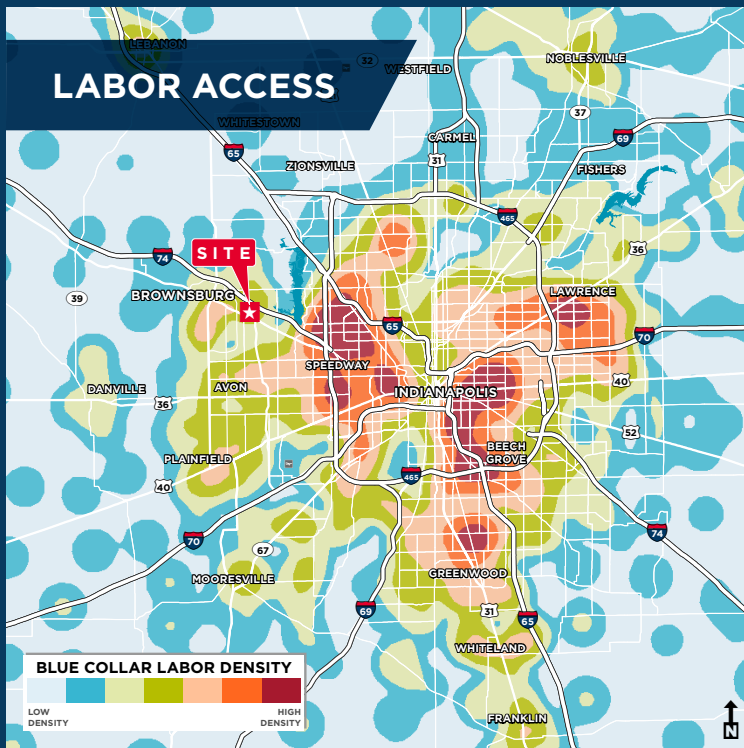
AMENITY-RICH AREA



# CLOSE INTERSTATE PROXIMITY

4.98 MILES TO INTERSTATE 465





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