

# 20340

## GRASSY BRANCH



STEEL AND ROOF COMPLETED



NORTH ELEVATION



SOUTH ELEVATION

[WWW.20340GRASSYBRANCH.COM](http://WWW.20340GRASSYBRANCH.COM)

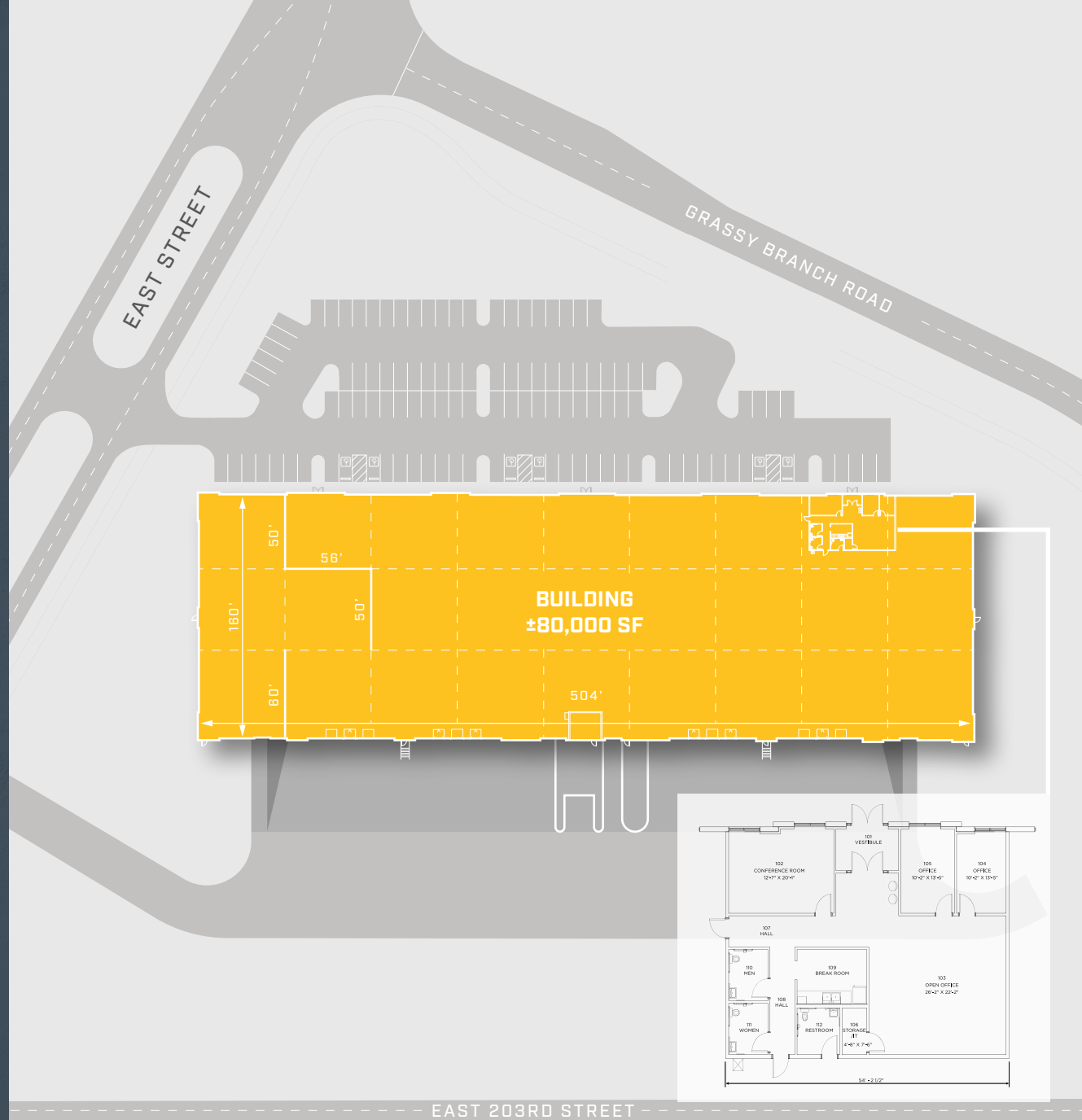
±80,000 SF DIVISIBLE TO ±26,000 SF

20340 GRASSY BRANCH RD, WESTFIELD, IN 46074



# BUILDING HIGHLIGHTS

|                        |   |
|------------------------|---|
| Building Size          | ±80,000 SF  |
| Divisible to           | ±26,000 SF  |
| Site Size              | 8.92 Acres  |
| Parking Spaces         | ±116  |
| Drive-in Doors         | 3 (12' x 14')   |
| Dock Doors             | 6 (7'x8') Mechanical Levelers with 9' x 10' Dock Seals, Lights and Dock Bumpers (Additional Docks Can be Added) |
| Clear Height           | 28'   |
| Truck Court            | 130'  |
| Building Dimensions    | ±504' Wide x 160' Deep  |
| Floor                  | 6" Slab - 4,000PSI<br>Unreinforced in the First Two Bays, WWF Reinforcing in the Speed Bays                     |
| Power                  | 800 Amps at 480 Volts<br>Expandable to 1,200 Amps   |
| Estimated Availability | July/August 2026  |



# AREA AMENITIES

32

Restaurants

9

Recreation

6

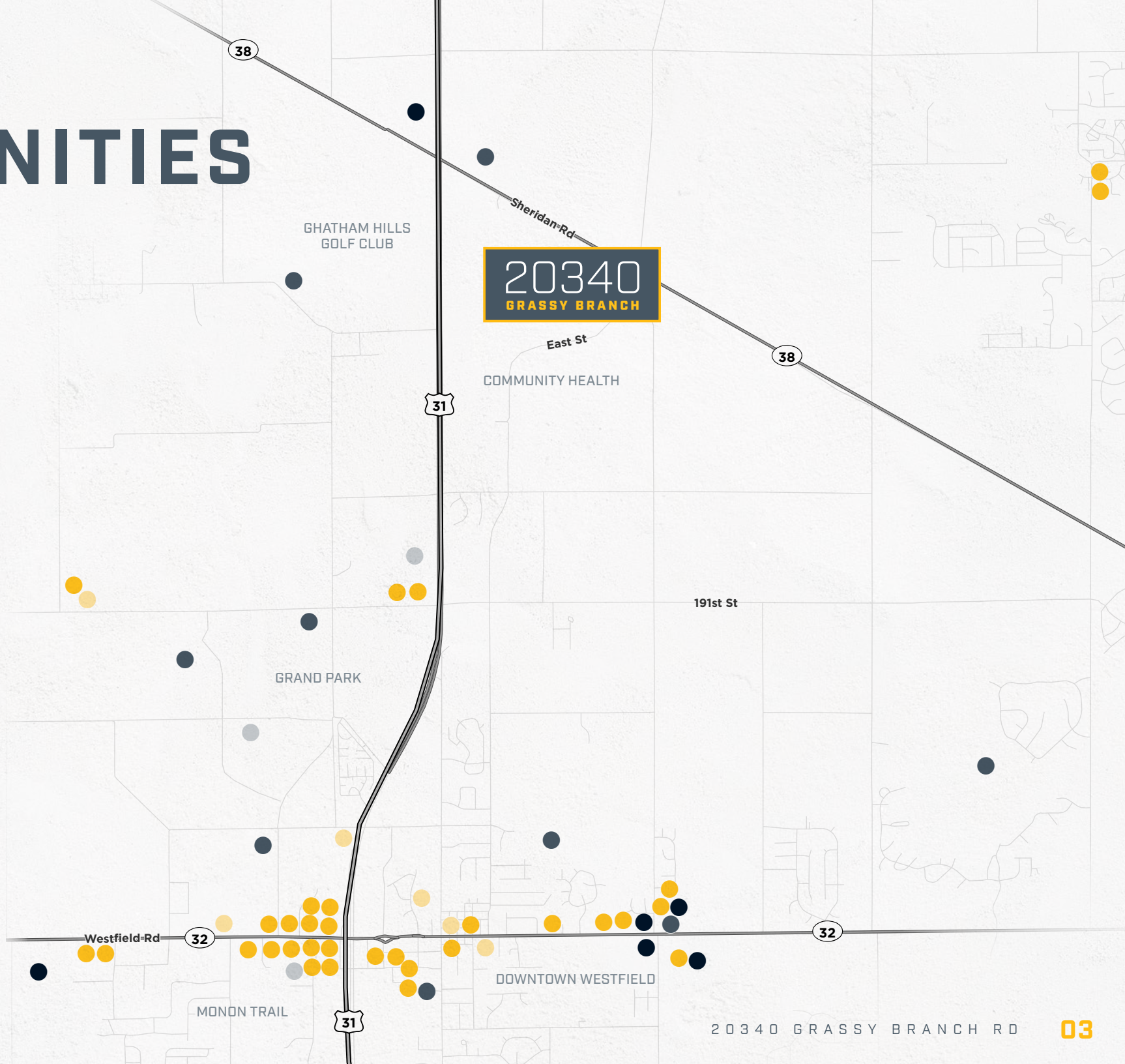
Retail

6

Entertainment

3

Hotels



# REGIONAL DRIVE TIMES

**#1 IN PASS**  
through highways

**DOWNTOWN INDIANAPOLIS**  
30 minutes

**80% OF THE US POPULATION**  
**LIVES WITHIN 650 MILES**  
(1 day trucking distance)

## DISTANCES

**DETROIT**  
4 H 30 MIN

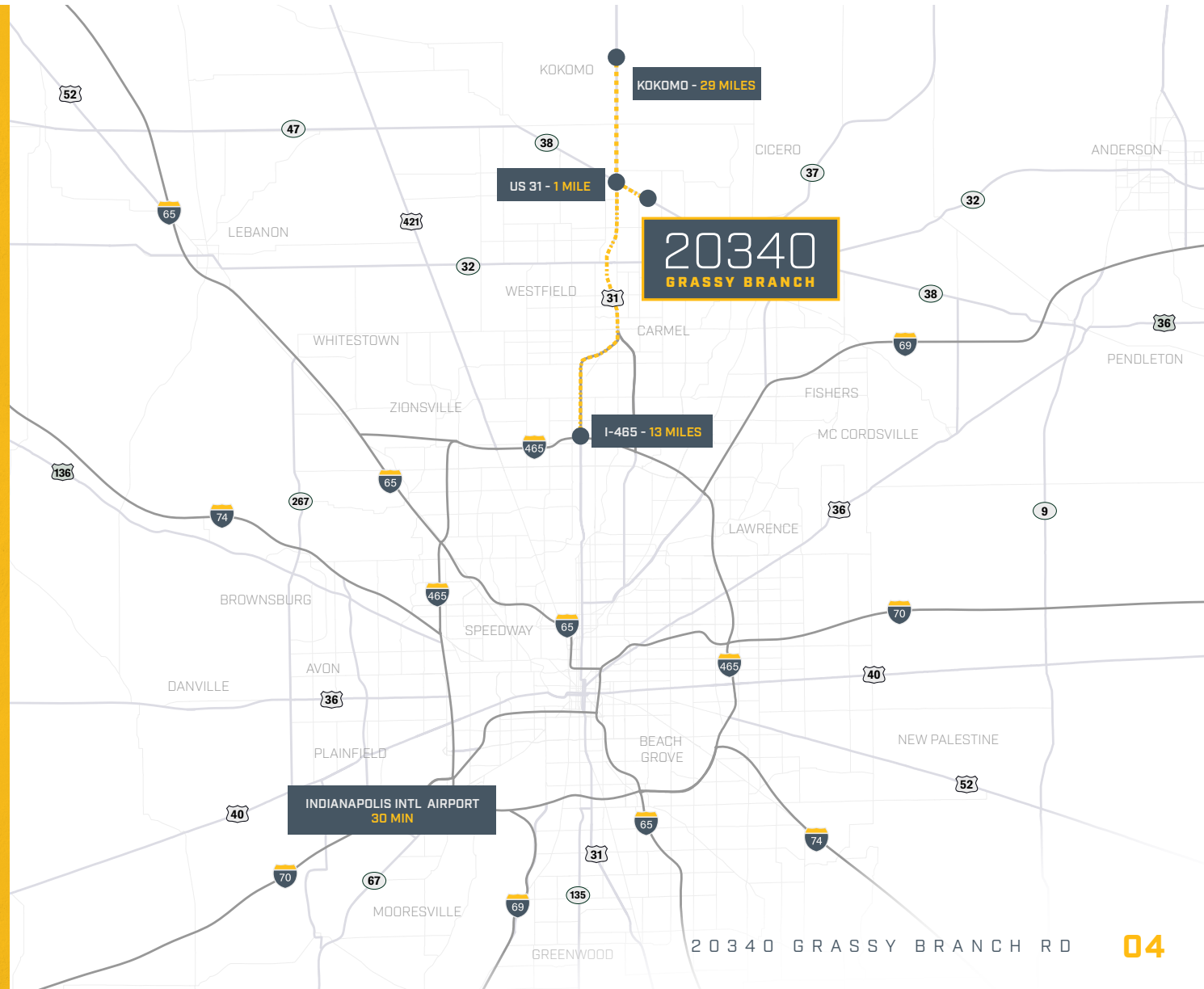
**ST. LOUIS**  
3 H 45 MIN

**CHICAGO**  
2 H 45 MIN

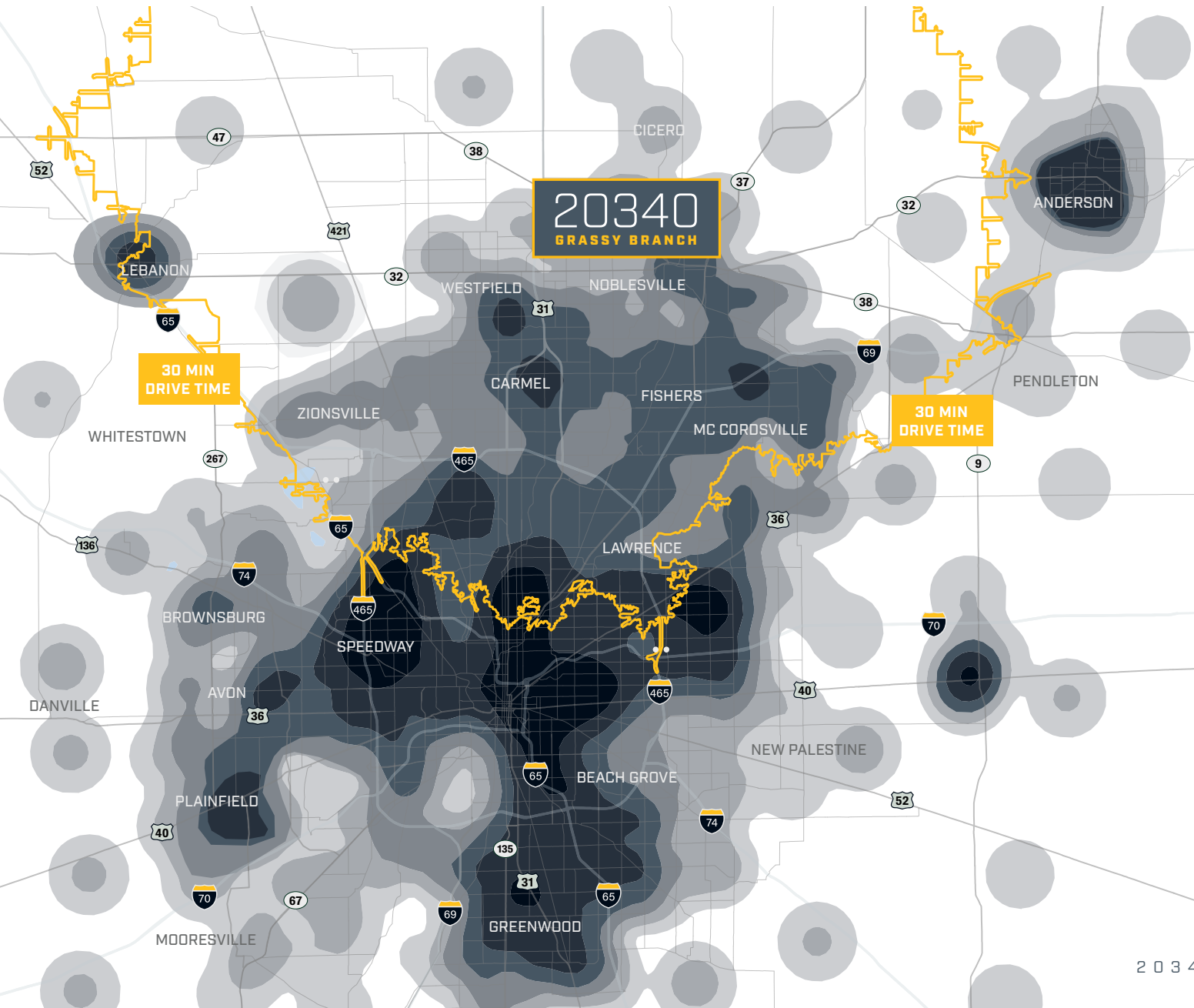
**COLUMBUS**  
2 H 30 MIN

**LOUISVILLE**  
1 H 45 MIN

**CINCINNATI**  
1 H 45 MIN



# 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

**FOR MORE INFORMATION,  
PLEASE CONTACT**

**RYAN BAKER**

Executive Managing Director  
+1 317 352 5428  
ryan.baker@cushwake.com

**MICHAEL WEISHAAR**

Vice Chair  
+1 317 639 0494  
michael.weishaar@cushwake.com

# 20340

## GRASSY BRANCH

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-CENTRAL- 09/11/25

