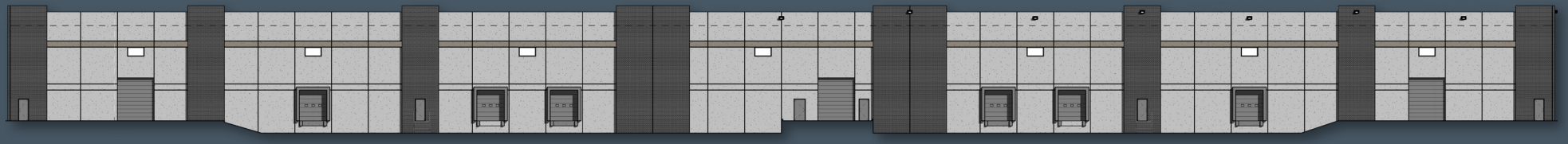
20340
GRASSY BRANCH



BUILDING COMPLETED



NORTH ELEVATION



SOUTH ELEVATION

WWW.20340GRASSYBRANCH.COM

±80,000 SF DIVISIBLE TO ±26,000 SF

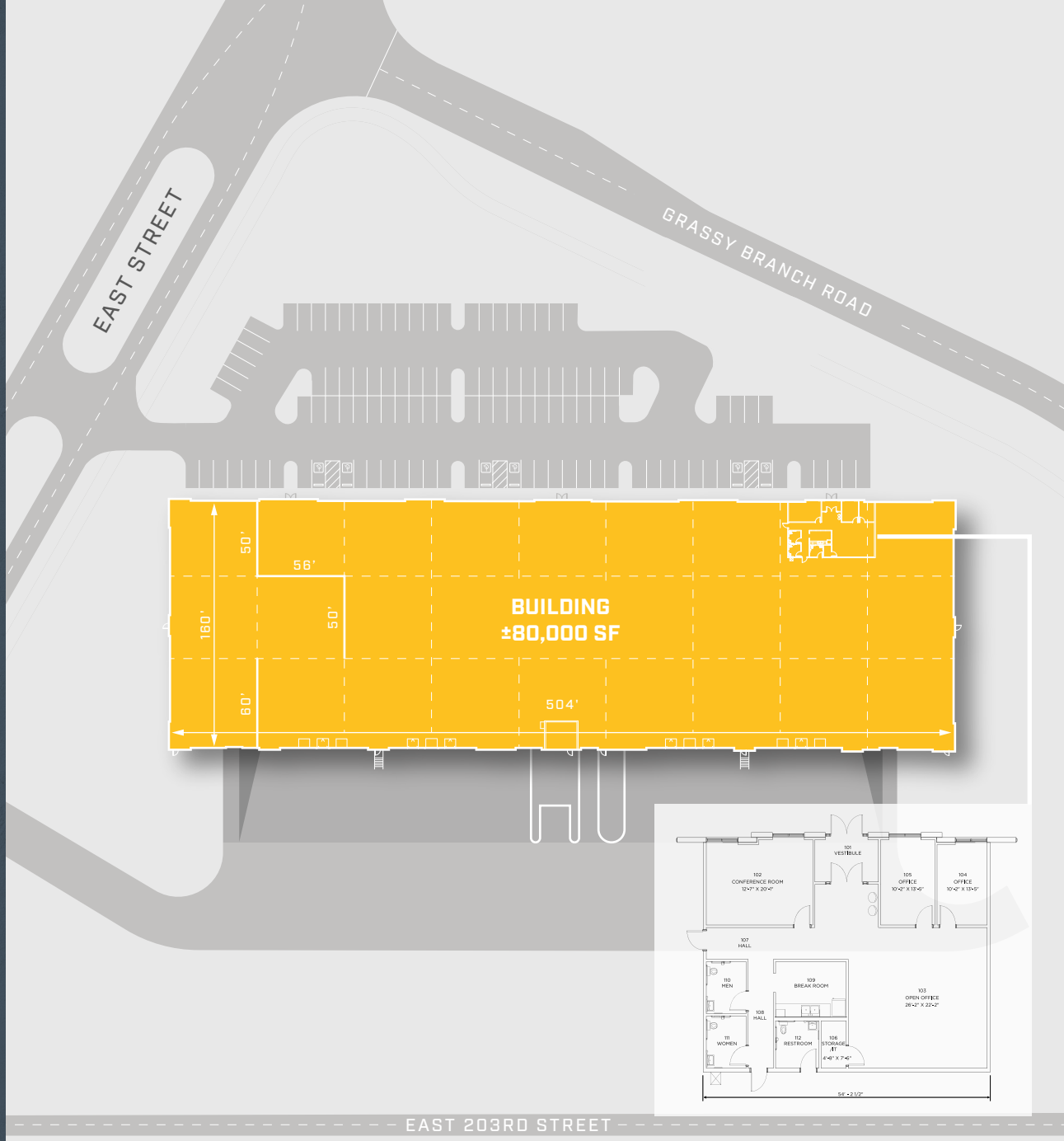
20340 GRASSY BRANCH RD, WESTFIELD, IN 46074

CUSHMAN & WAKEFIELD

PATCH DEVELOPMENT

BUILDING HIGHLIGHTS

Building Size	±80,000 SF
Divisible to	±26,000 SF
Site Size	8.92 Acres
Spec Office	±2,000 SF
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 Unreinforced in the First Two Bays, WWF Reinforcing in the Speed Bays
Power	800 Amps at 480 Volts Expandable to 1,200 Amps
Available	Immediately



AREA

AMENITIES

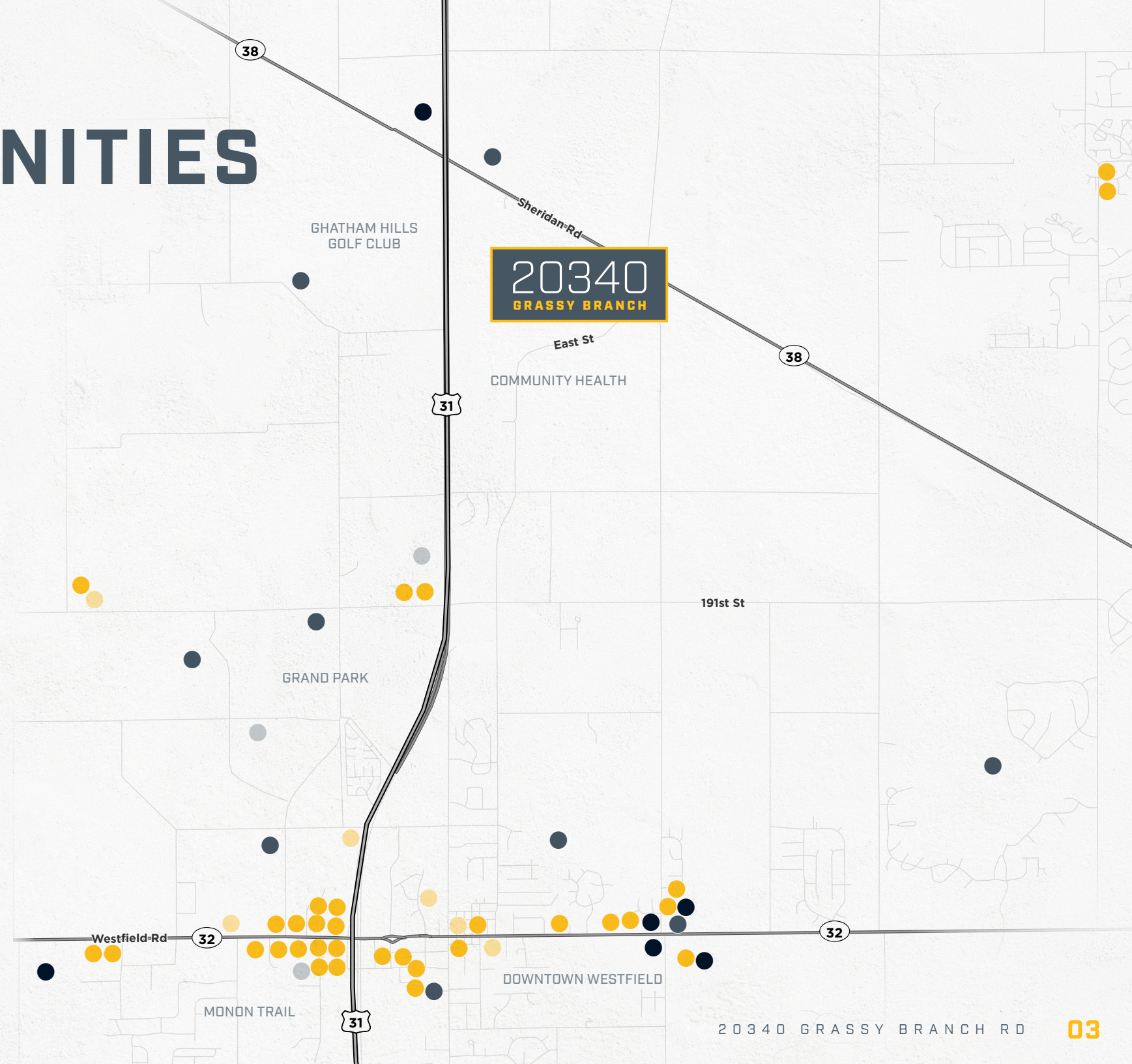
32
Restaurants

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

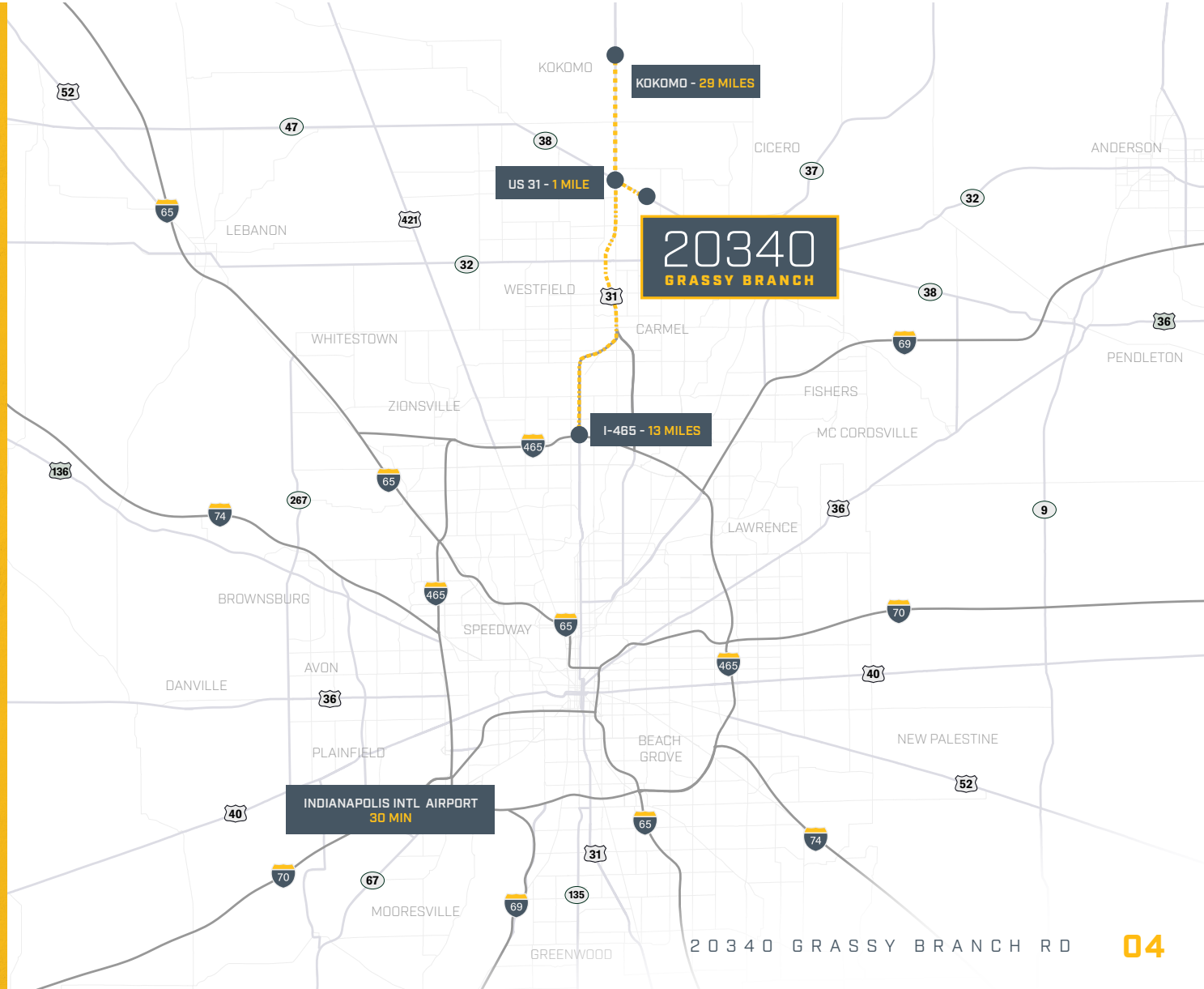
ST. LOUIS
3 H 45 MIN

CHICAGO
2 H 45 MIN

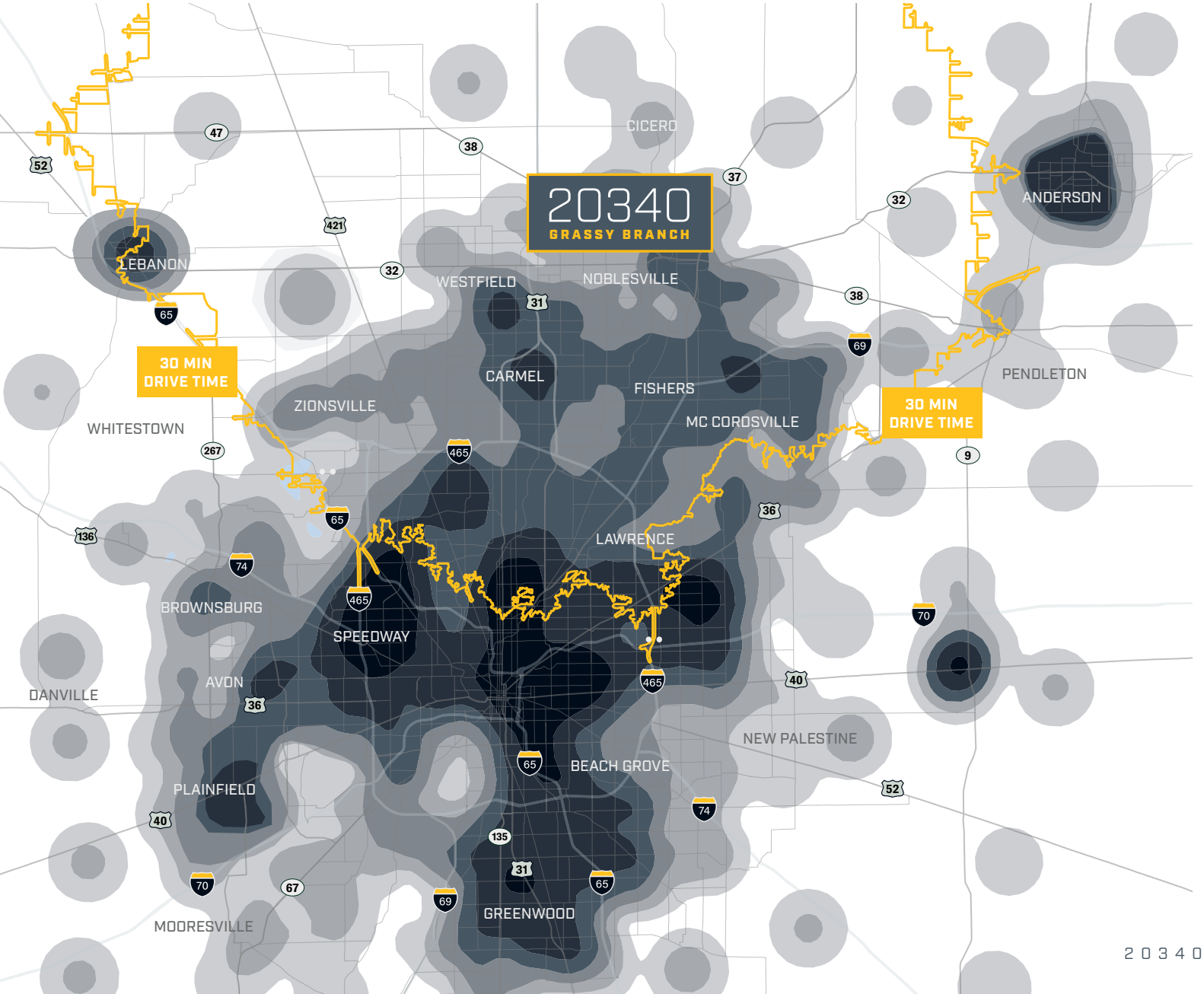
COLUMBUS
2 H 30 MIN

LOUISVILLE
1 H 45 MIN

CINCINNATI
1 H 45 MIN



SKILLED WORKFORCE



BLUE COLLAR

POPULATION DENSITY

high density — low 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

CUSHMAN & WAKEFIELD

PATCH DEVELOPMENT

20340 GRASSY BRANCH





READY FOR OCCUPANCY

©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