

20340

GRASSY BRANCH



WALLS ARE VERTICAL



NORTH ELEVATION



SOUTH ELEVATION

±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'

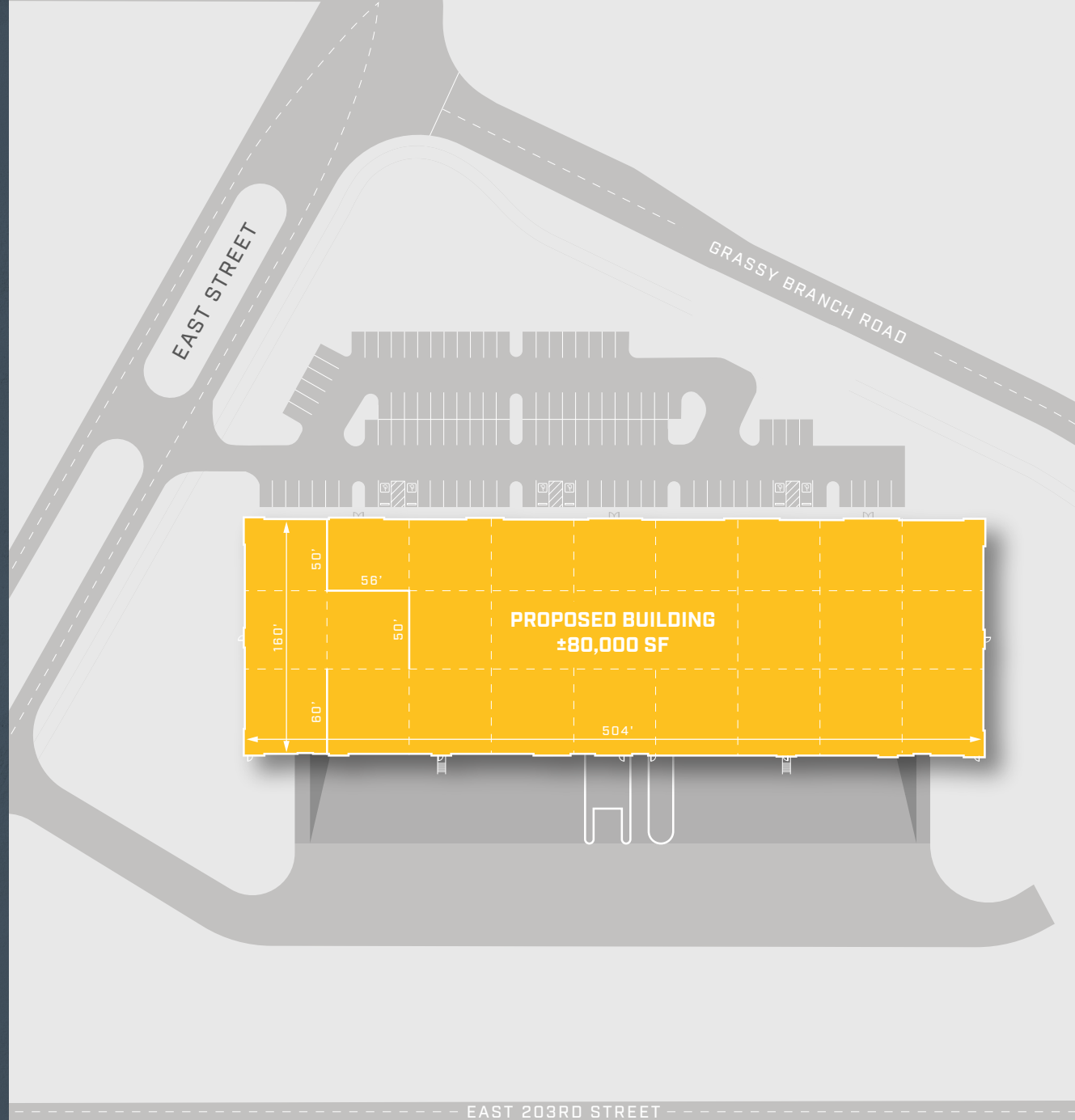
Truck Court 130'

Building Dimensions ±504' Wide x 160' Deep

Floor 6" Slab - 4,000PSI
Unreinforced in the First Two Bays, WWF
Reinforcing in the Speed Bays

Power 800 Amps at 480 Volts
Expandable to 1,200 Amps

Estimated Availability June/July 2026



AREA AMENITIES

32

Restaurants

9

Recreation

6

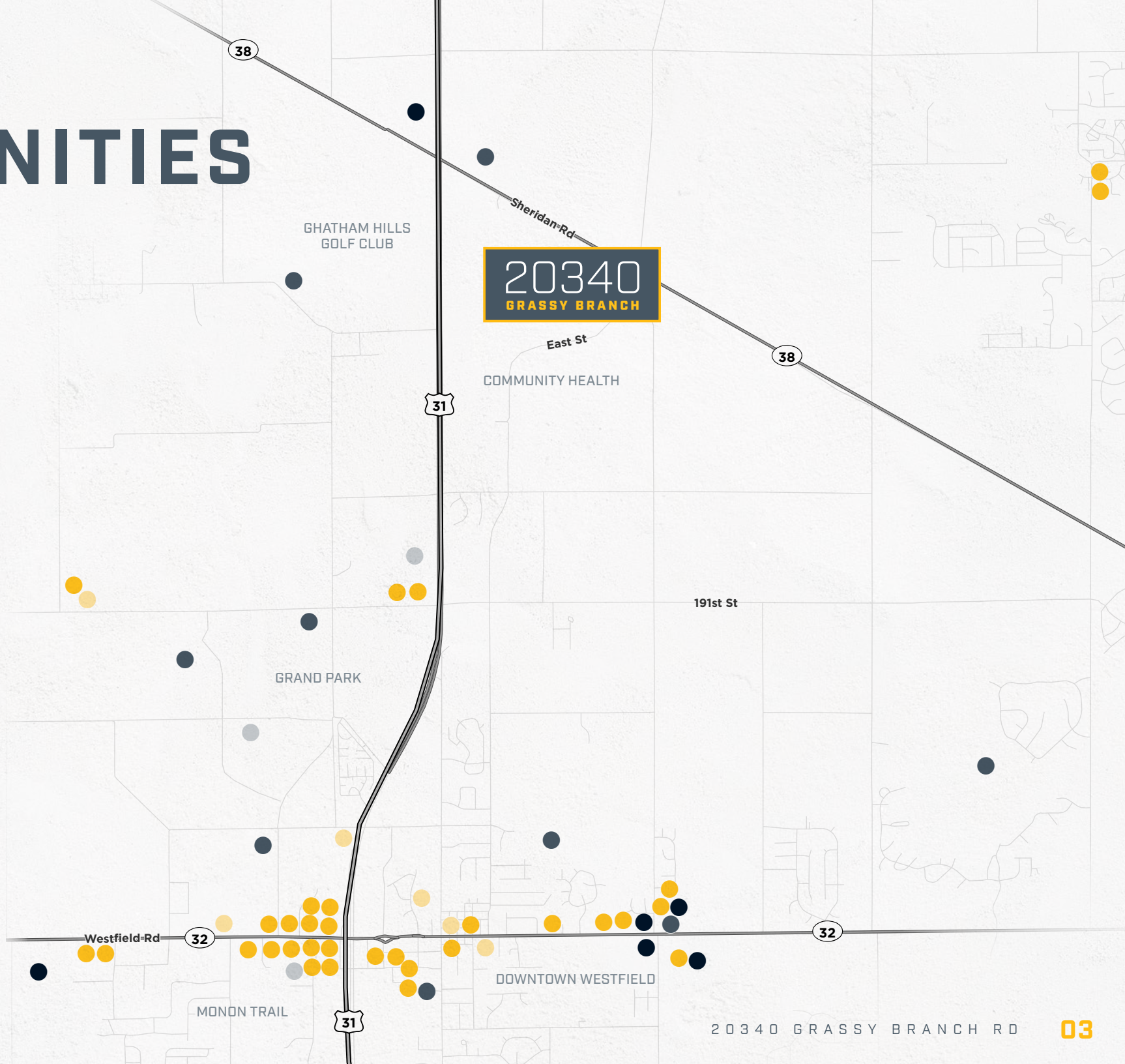
Retail

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

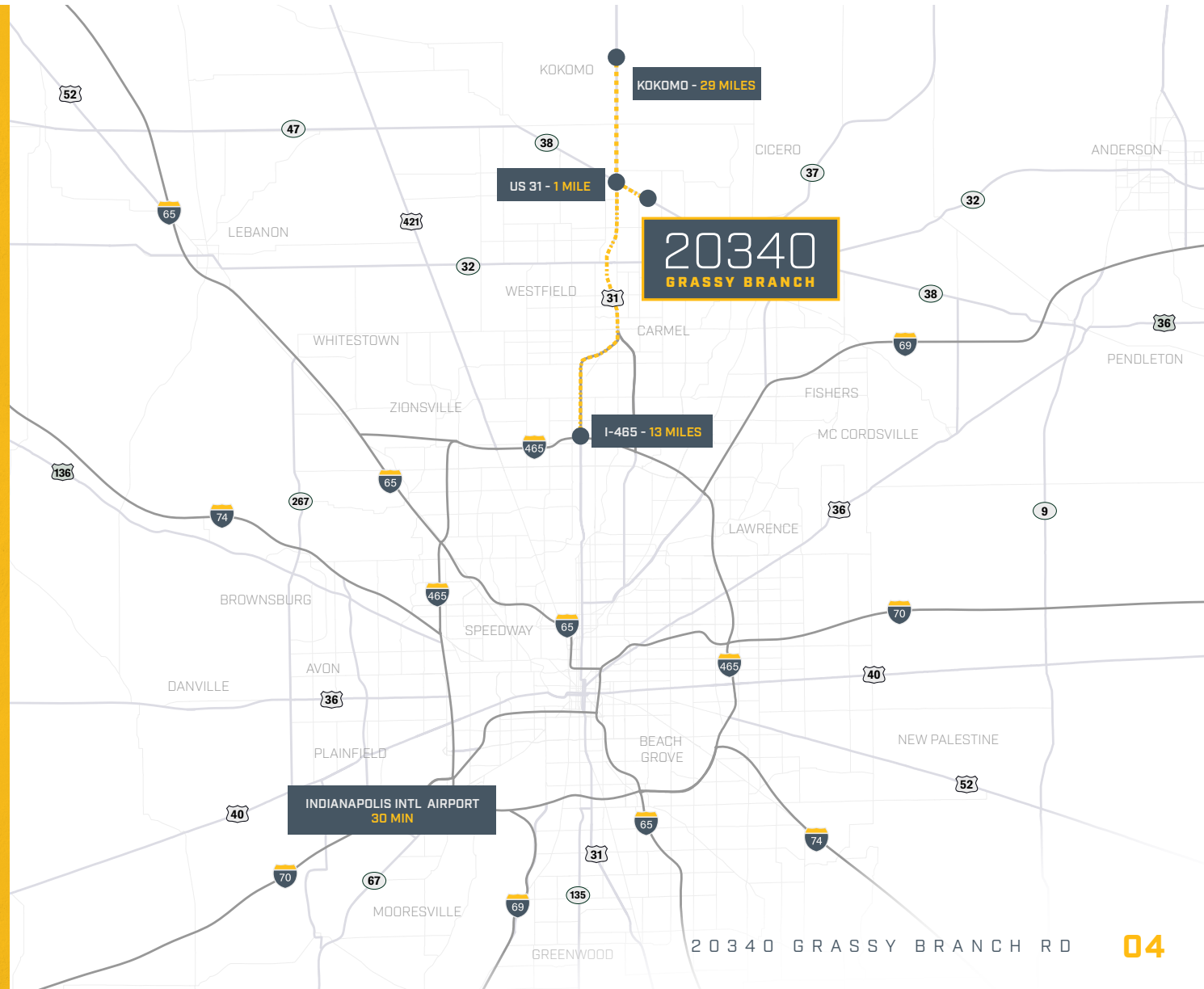
ST. LOUIS
3 H 45 MIN

CHICAGO
2 H 45 MIN

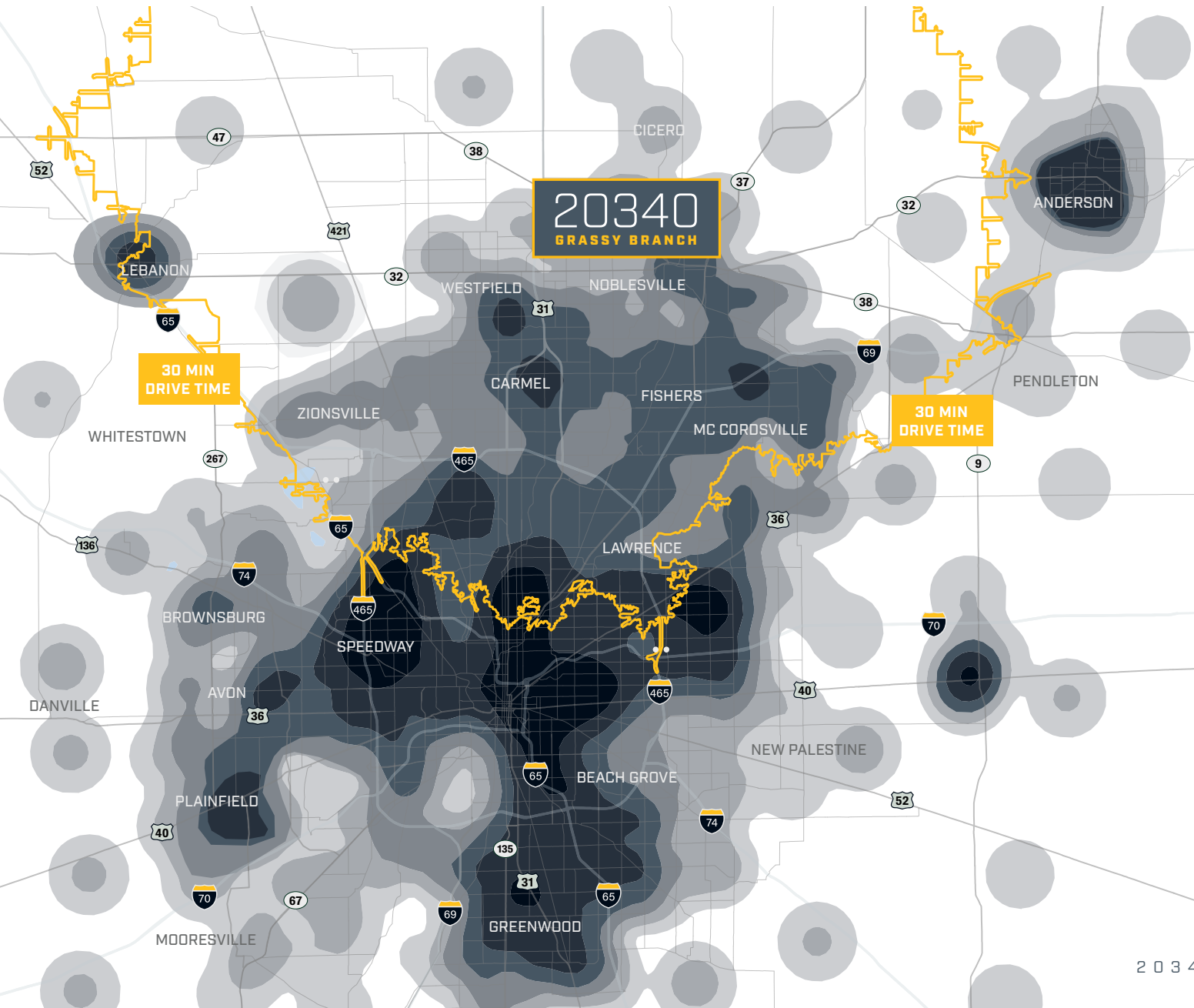
COLUMBUS
2 H 30 MIN

LOUISVILLE
1 H 45 MIN

CINCINNATI
1 H 45 MIN



SKILLED WORKFORCE



BLUE COLLAR POPULATION DENSITY



2024 DEMOGRAPHICS WITHIN 40 MIN DRIVE TIME

54,474
WAREHOUSE EMPLOYEES

3.3%
UNEMPLOYMENT RATE

\$78,853
MEDIAN HH INCOME

19.8%
HIGH SCHOOL EDUCATED

52.6%
COLLEGE EDUCATED

**FOR MORE INFORMATION,
PLEASE CONTACT**

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