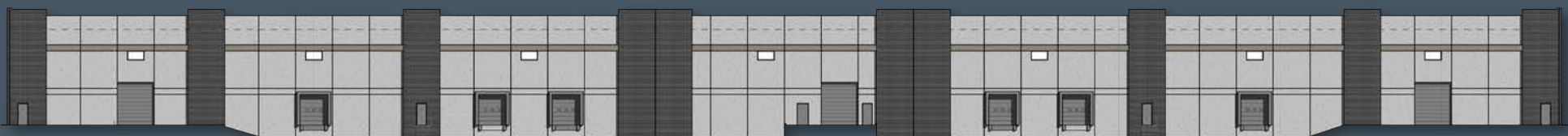


20340

GRASSY BRANCH



NORTH ELEVATION



SOUTH ELEVATION

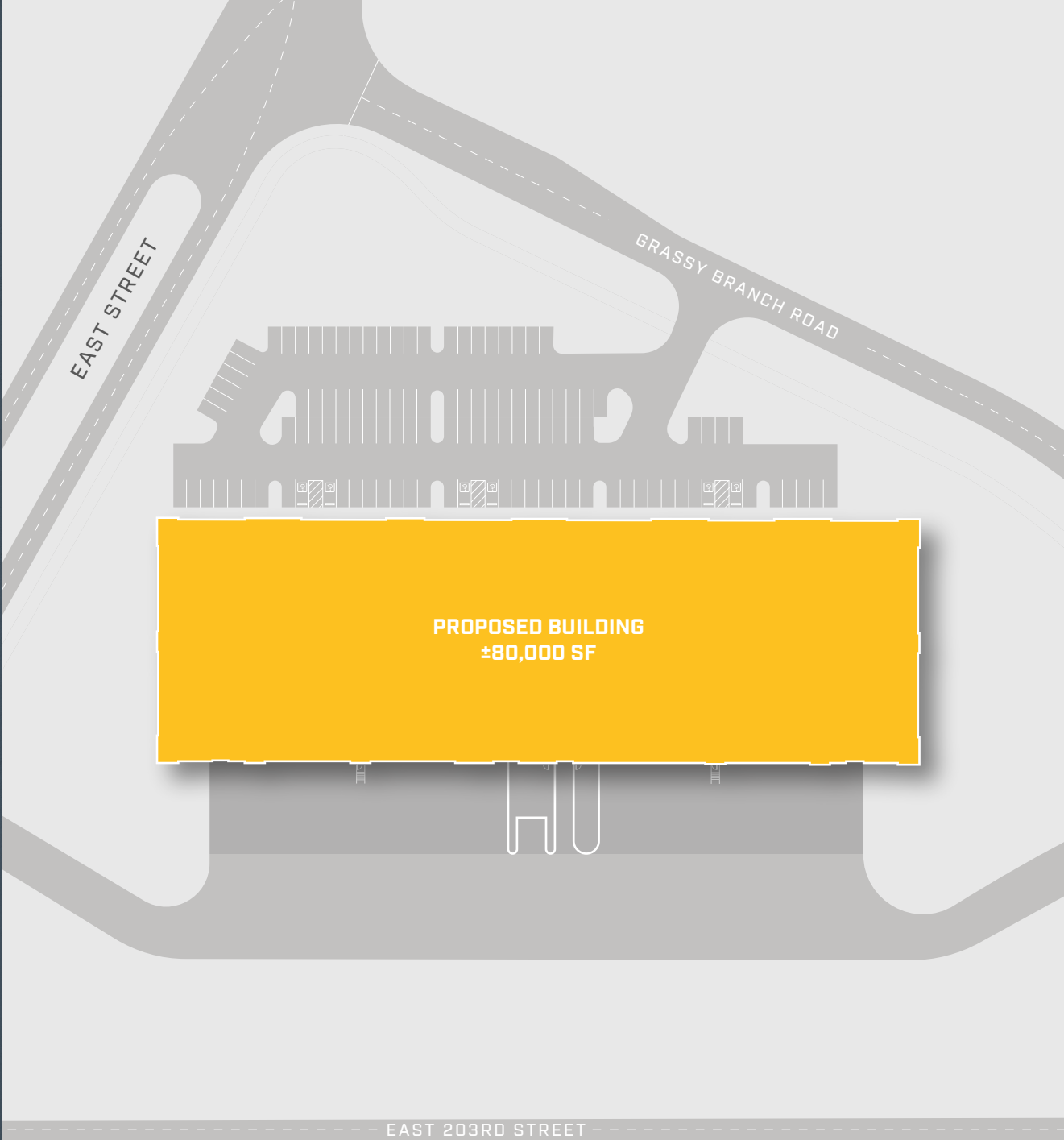
±80,000 SF DIVISIBLE TO ±26,000 SF

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
Dock Doors	6 expandable
Clear Height	28'
Truck Court	130'
Building Dimensions	±504' Wide x 160' Deep



AREA AMENITIES

32

Restaurants

9

Recreation

6

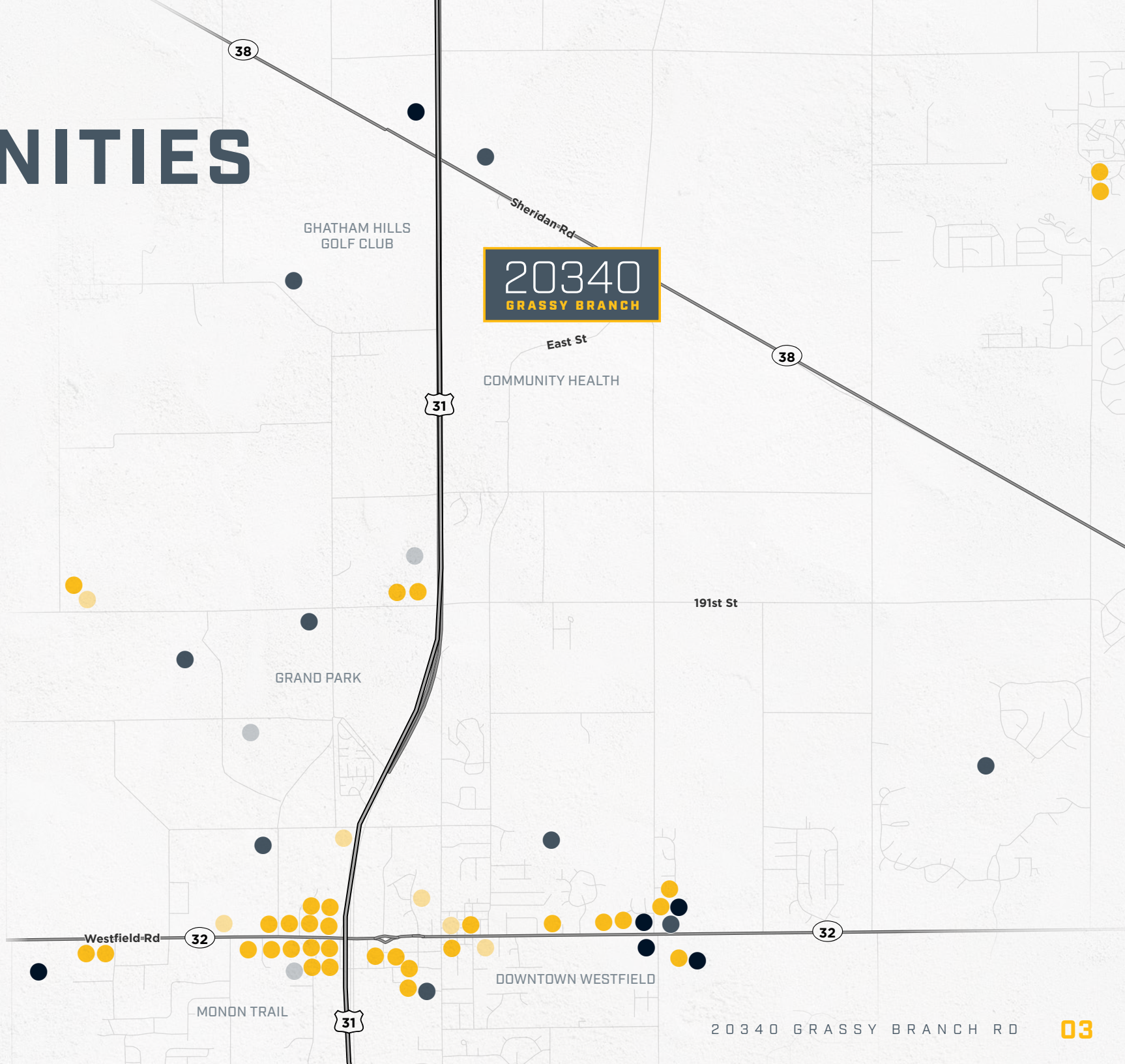
Retail

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

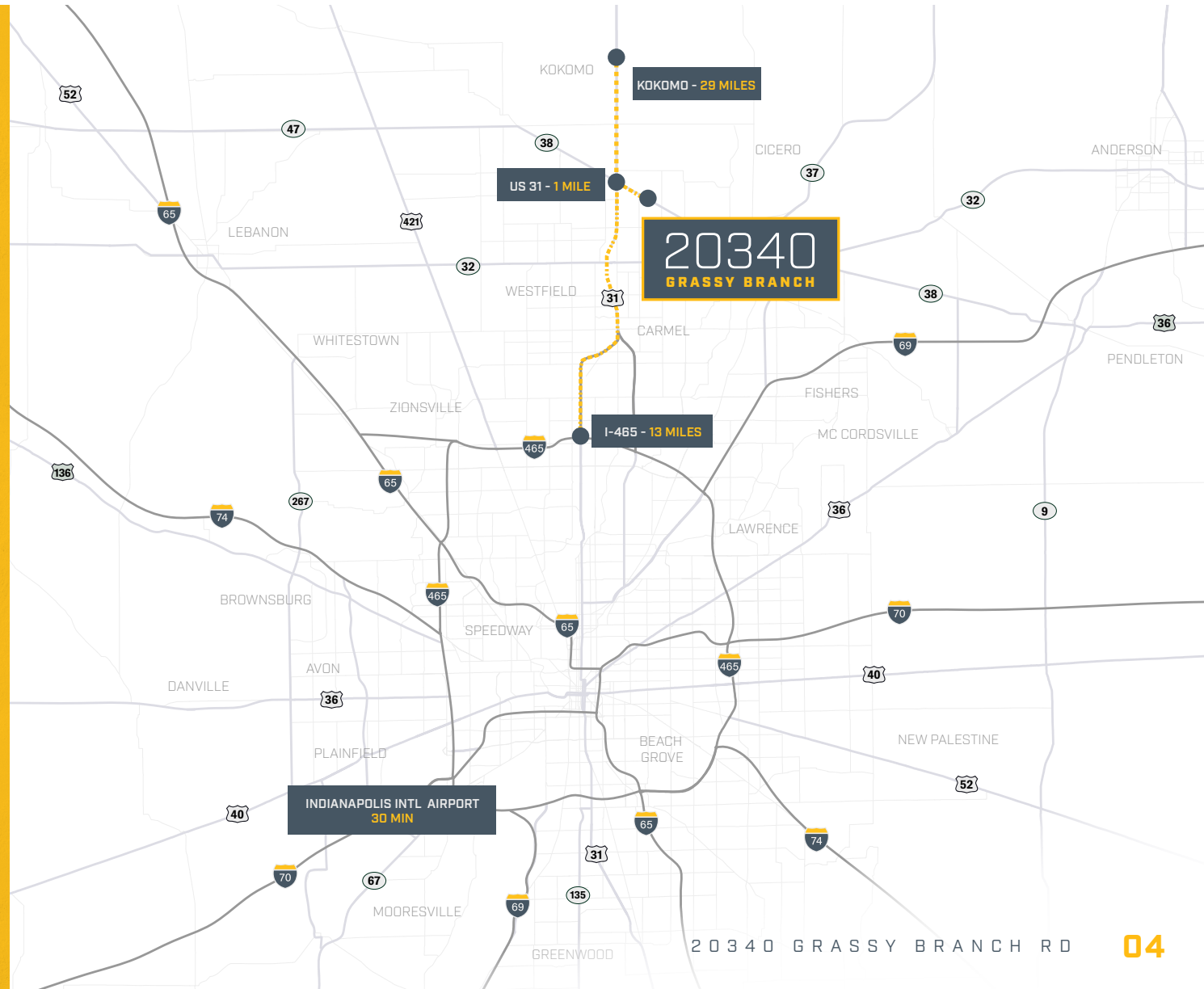
ST. LOUIS
3 H 45 MIN

CHICAGO
2 H 45 MIN

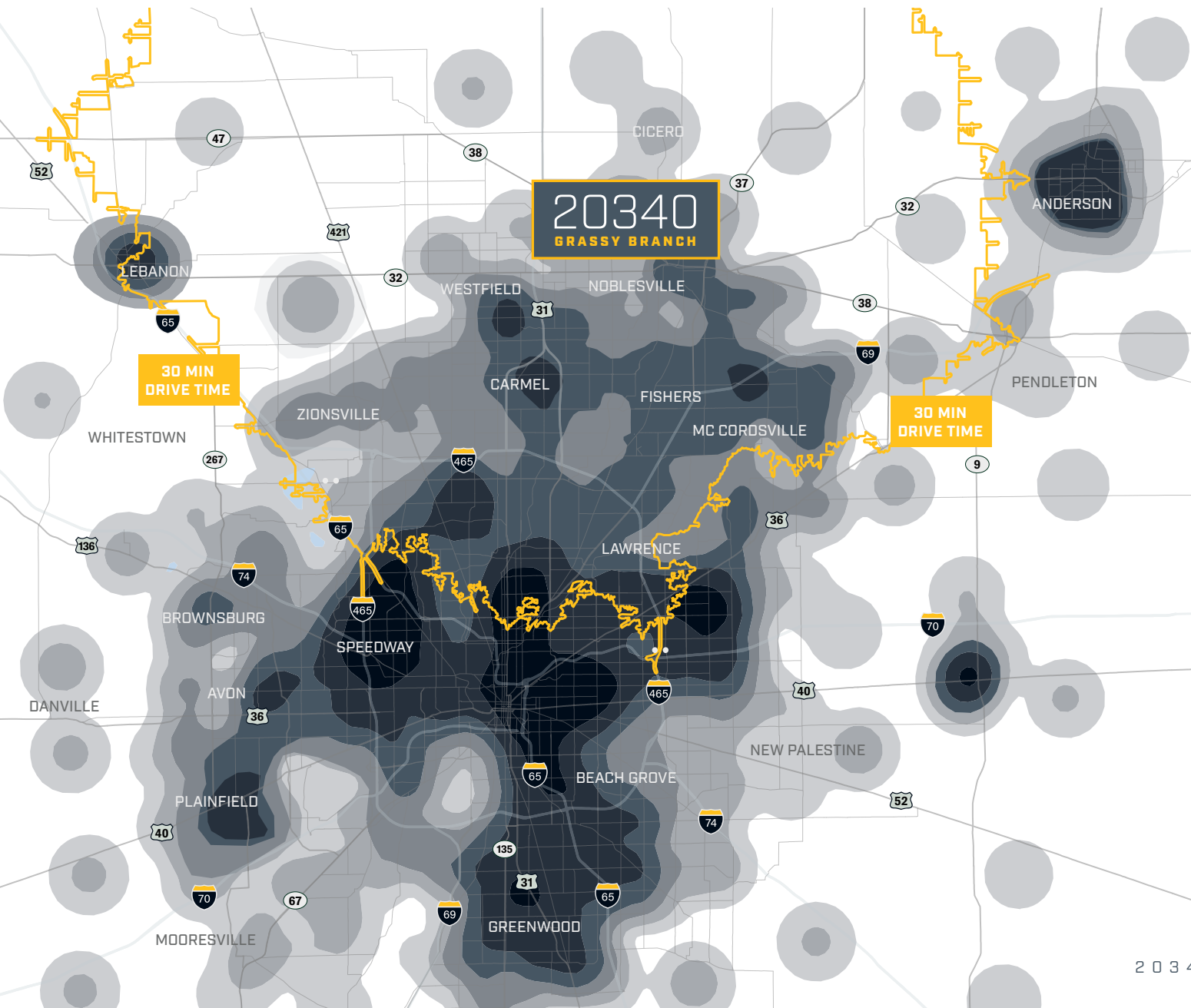
COLUMBUS
2 H 30 MIN

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,
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20340

GRASSY BRANCH



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