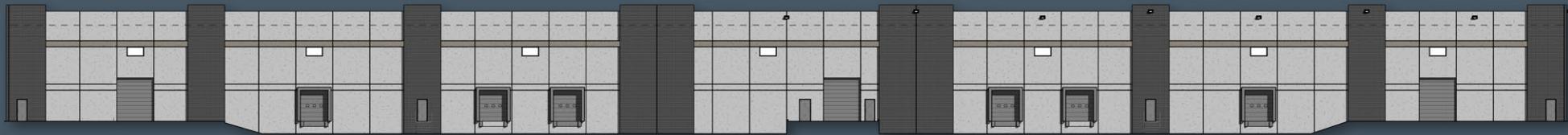


# 20340

## 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

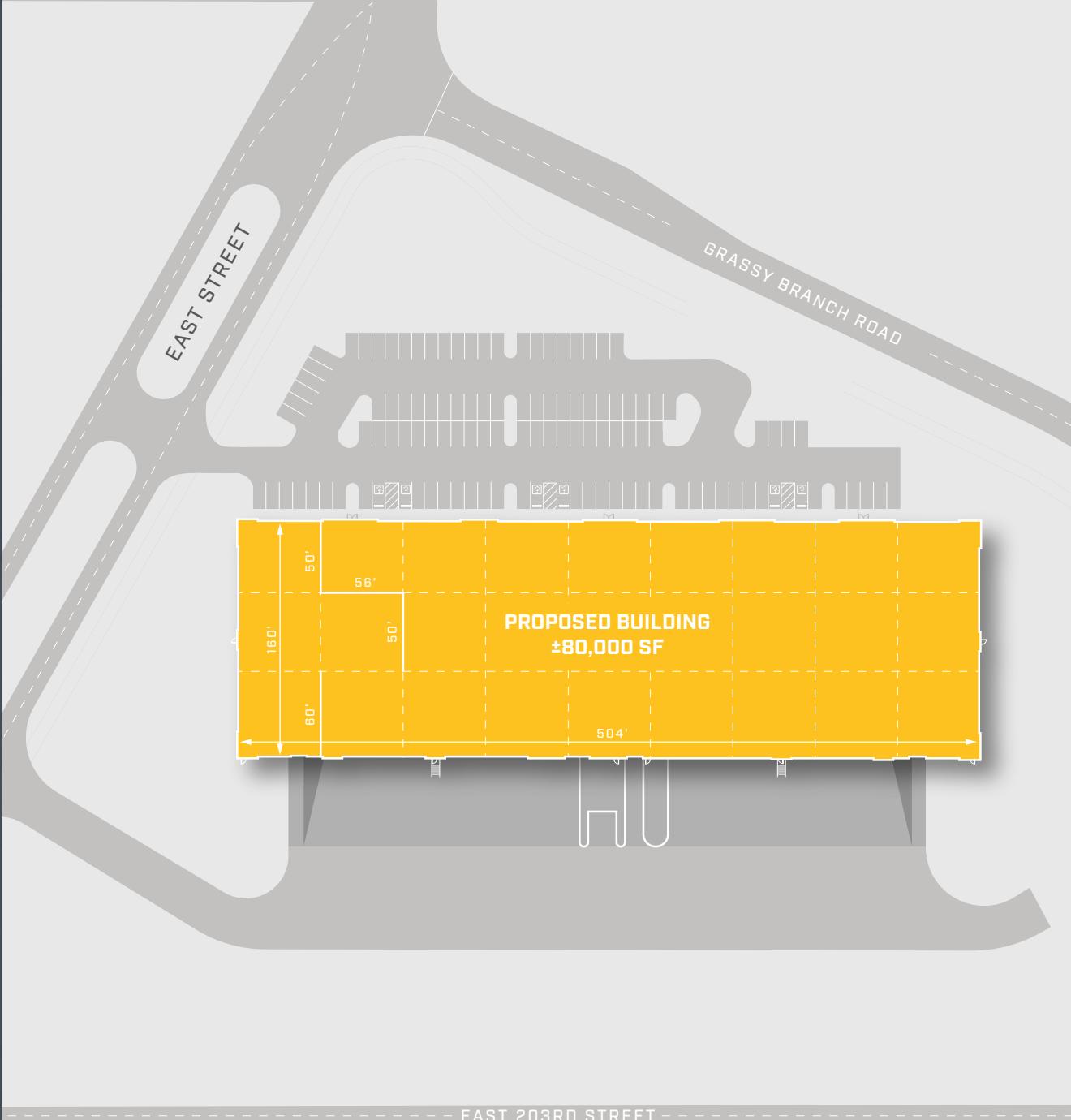
**Drive-in Doors** 3

**Dock Doors** 6 expandable

**Clear Height** 28'

**Truck Court** 130'

**Building Dimensions** ±504' Wide x 160' Deep



# AREA AMENITIES

**32**

Restaurants

**9**

Recreation

**6**

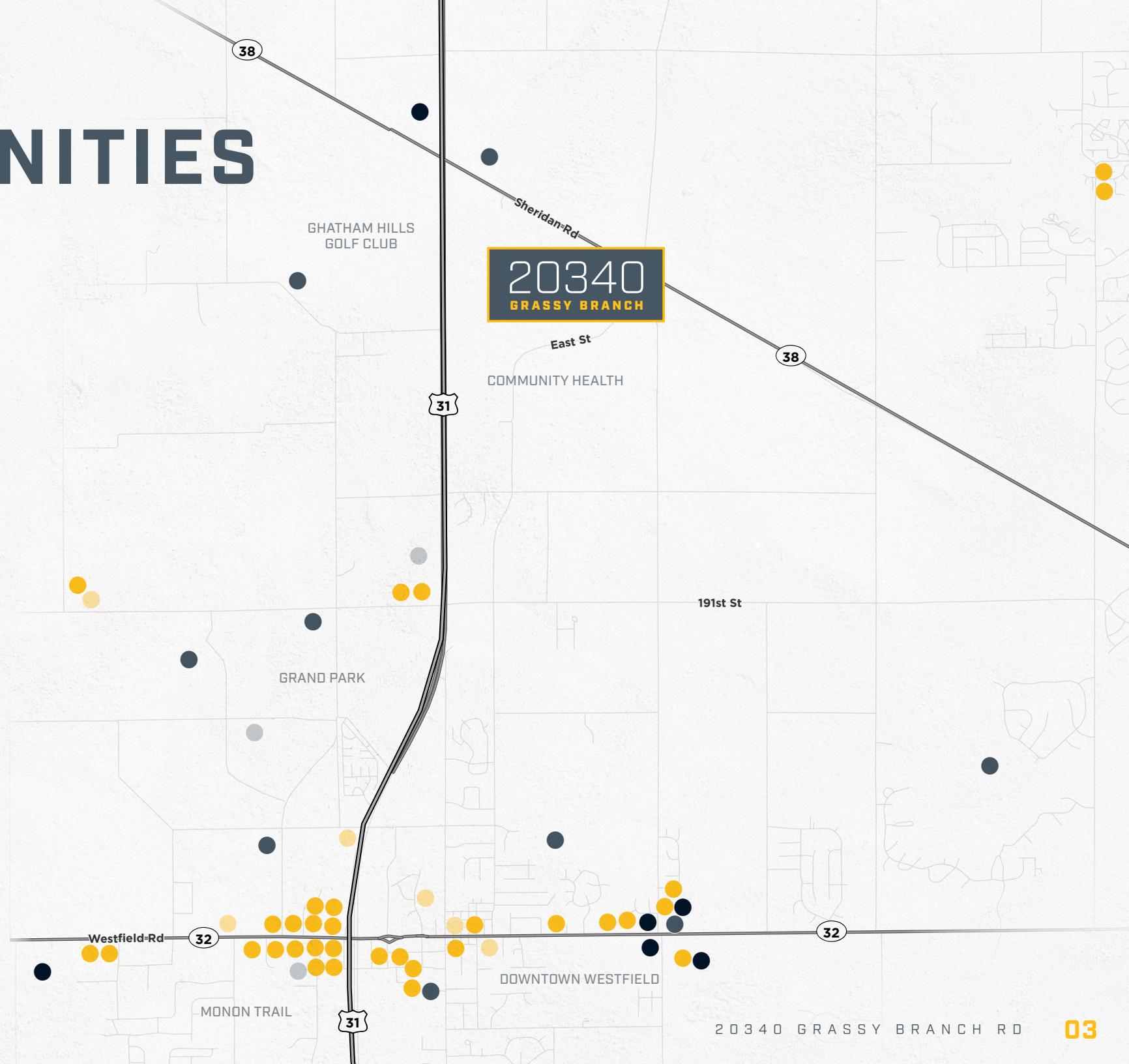
Retail

**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

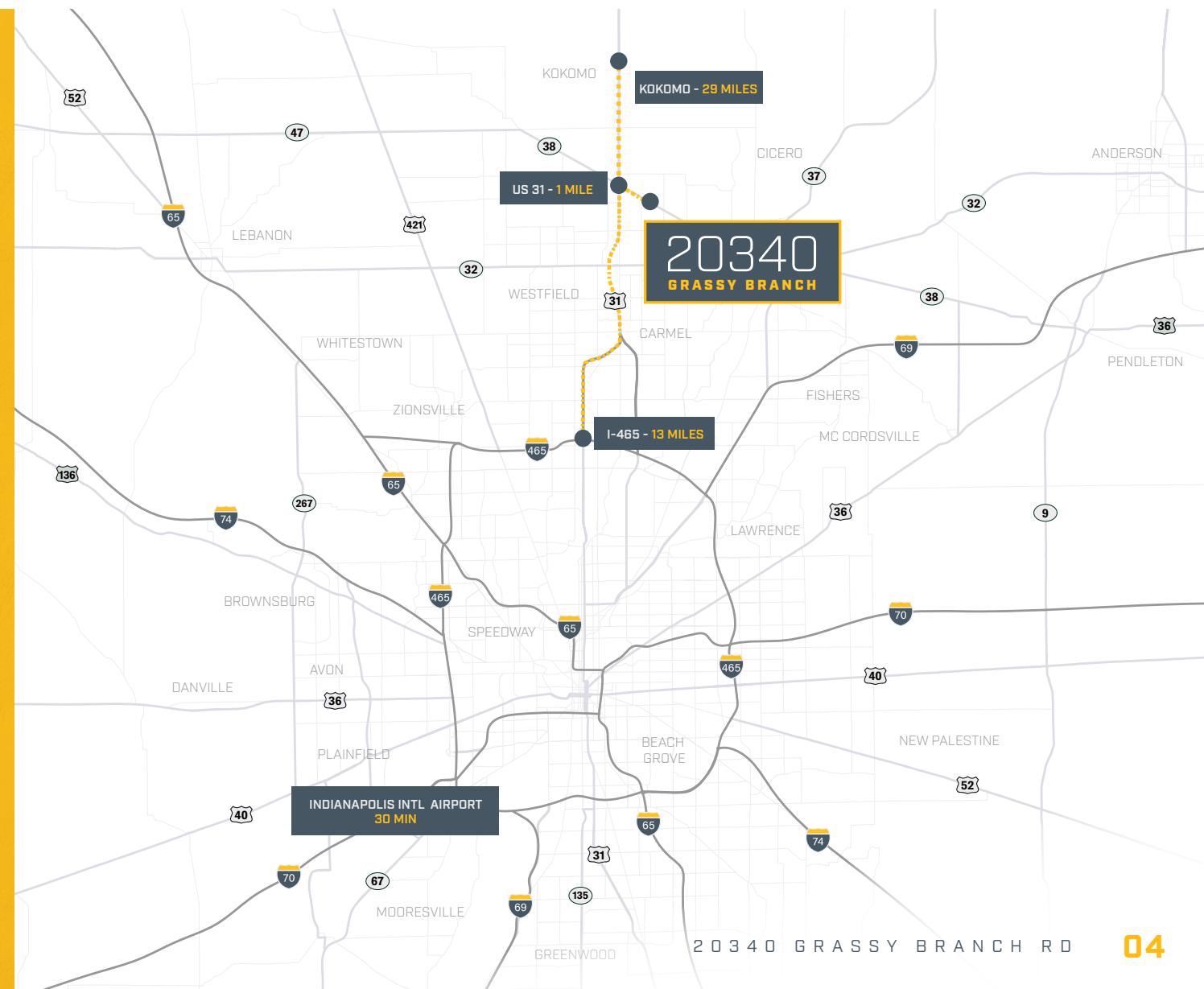
2 H 30 MIN

### LOUISVILLE

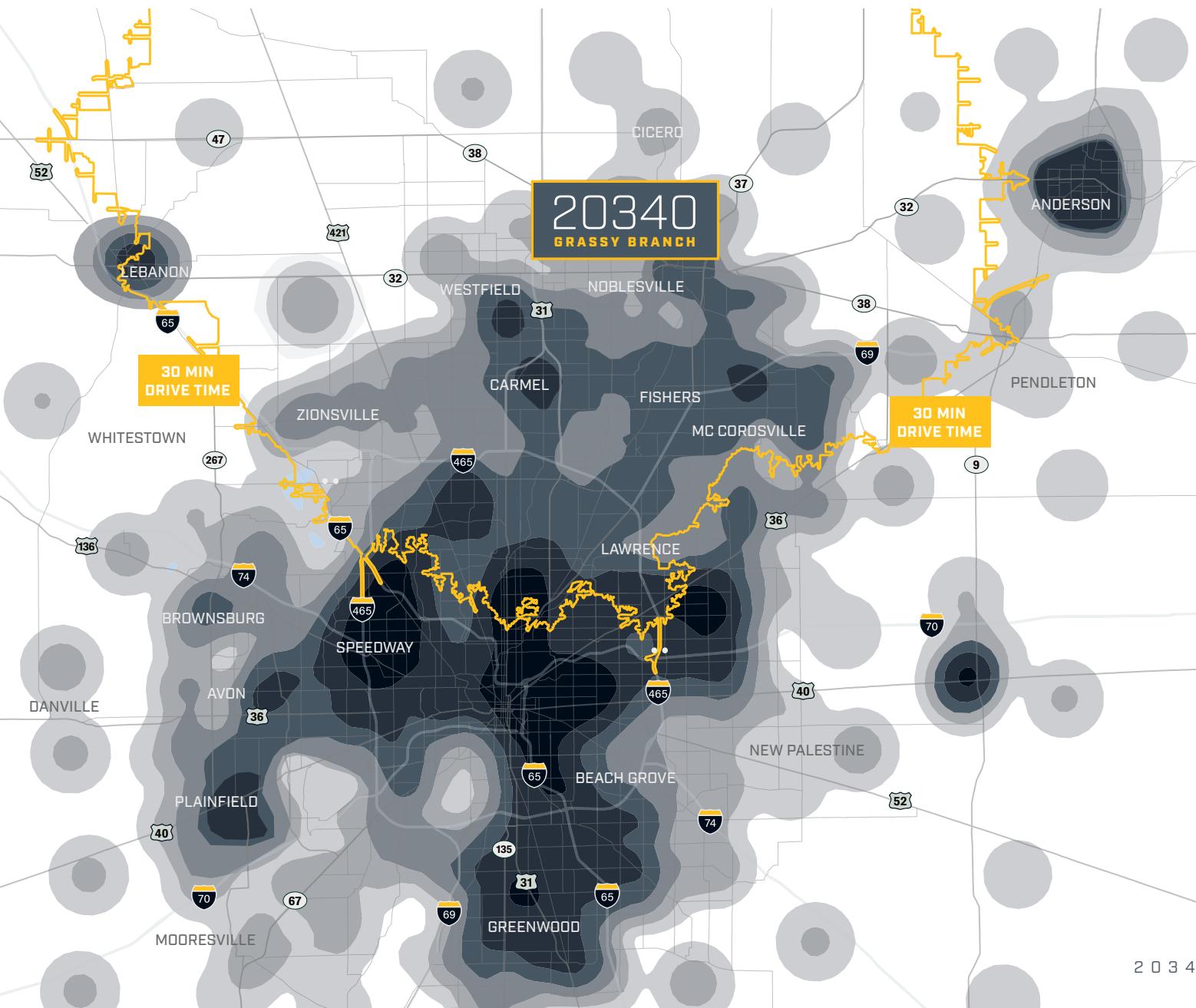
1 H 45 MIN

### 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, PLEASE CONTACT

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20340  
**GRASSY BRANCH**

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