

947 WEST STATE ROAD 32  
WESTFIELD, IN

# Trailside

BUSINESS PARK



High End Industrial For Lease

 CUSHMAN &  
WAKEFIELD

# WHERE COMMERCE Meets Community

**TRAILSIDE BUSINESS PARK** delivers four modern industrial buildings across over 26 acres in Westfield, Indiana. Just minutes from US-31 and SR-32, the development seamlessly connects tenants to the greater Indianapolis region and more than half the U.S. population in a single day. With high-quality design and direct access to the Midland Trace Trail, Trailside Business Park combines a central, distribution-friendly location with a community recognized for its quality of life.



## PROPERTY HIGHLIGHTS

Four (Approx. 70,500 – 94,400 SF) buildings

Over 26 acres in Westfield, IN

Connected to Midland Trace Trail and Westfield's 115-mile trail network

Direct access to US-31 and SR-32

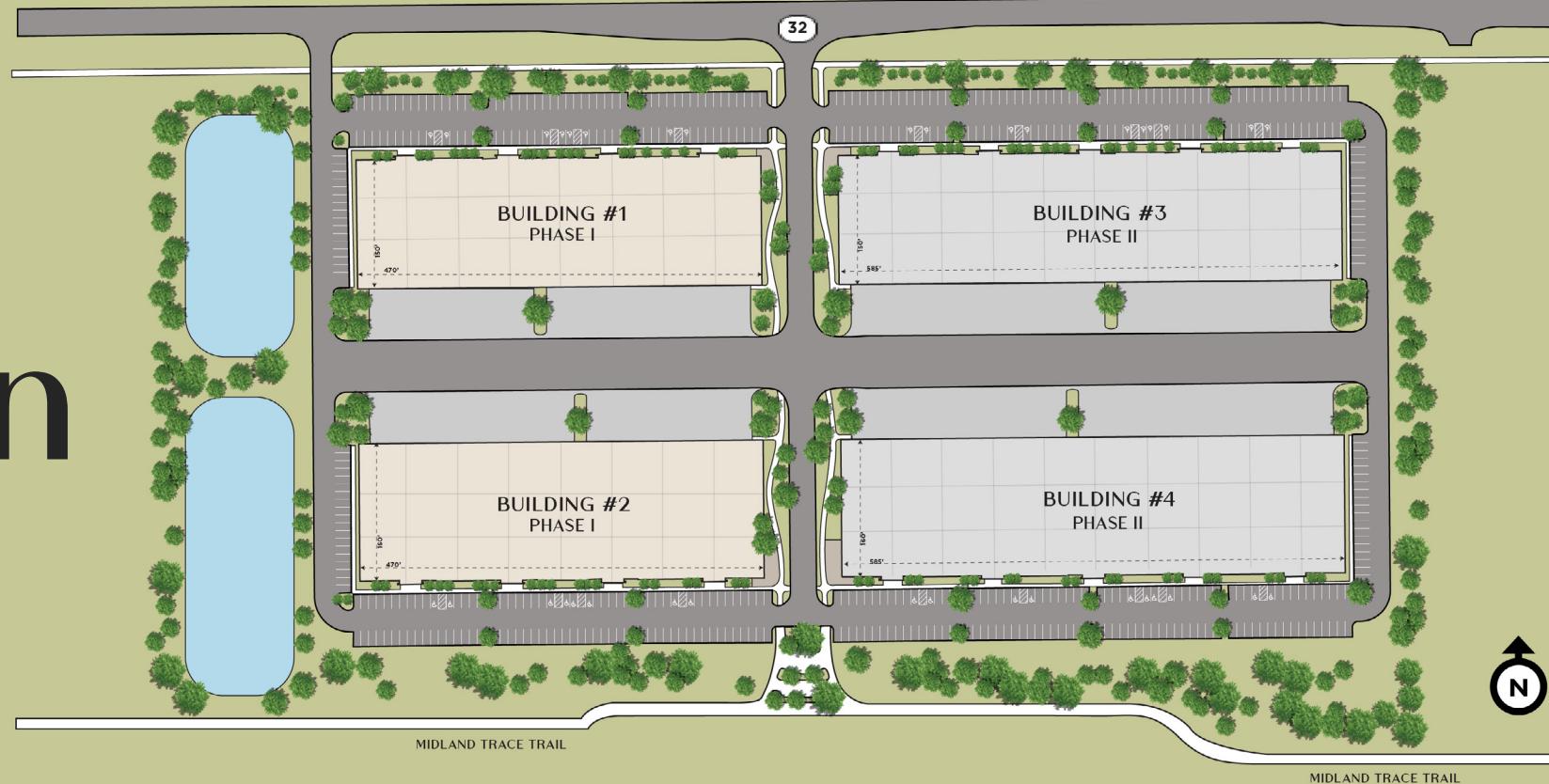
Minutes from Grand Park Sports Campus

Ideal for biotech, large-scale users and diverse industries

Surrounded by restaurants, services and hotels

Westfield is the fastest growing municipality in Indiana

# SITE Plan

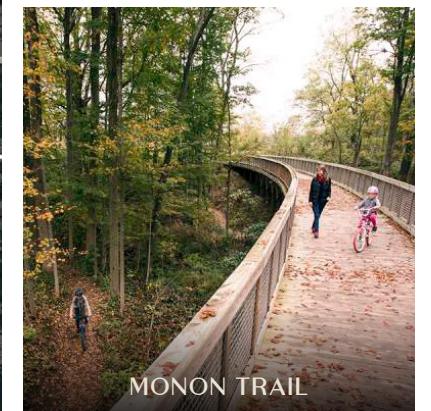
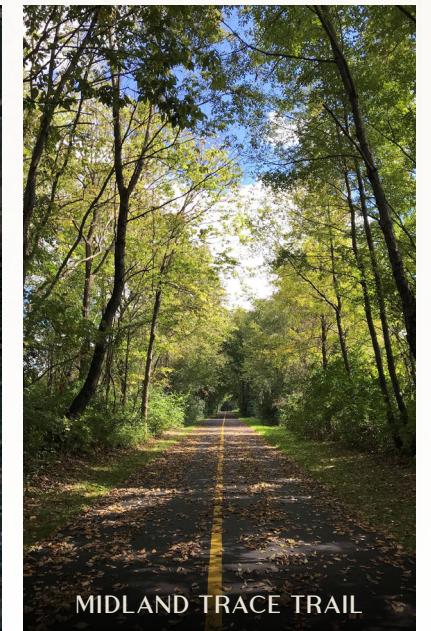
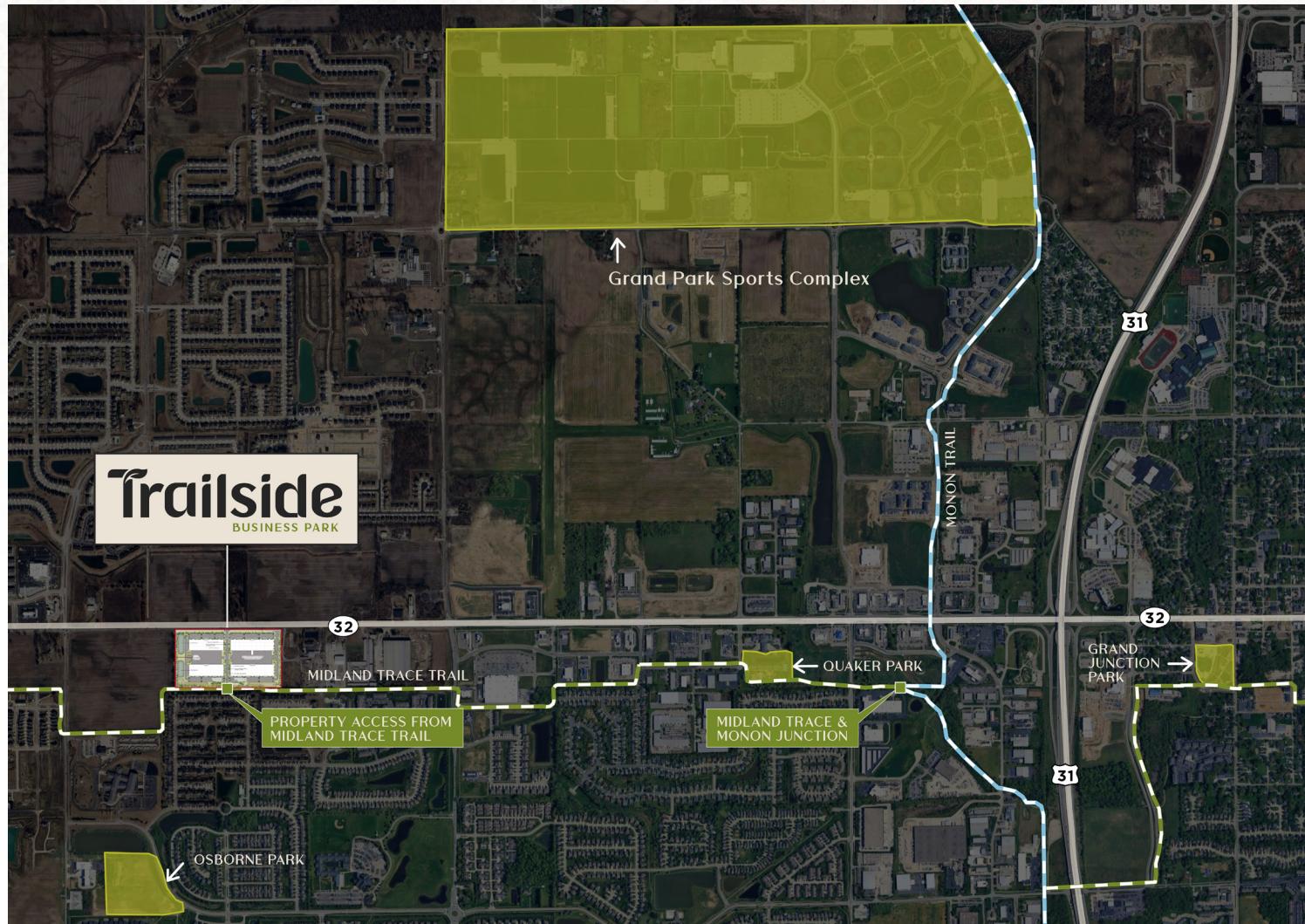


## BUILDING ONE & TWO

<b>SPACE AVAILABLE:</b>	Building 1: 70,500 SF (470' X 150') Building 2: 75,200 SF (470' X 160')	<b>HVAC:</b>	Natural gas fired unit heaters 55°F average indoor air temperature at 64°F outdoor air temperature
<b>SITE DIMENSIONS:</b>	Approx. 12.5 acres (Phase I)	<b>SPRINKLERS:</b>	ESFR
<b>CLEAR HEIGHT:</b>	28' minimum clear height	<b>BAY SPACING:</b>	50' x 50' (typical) 60' x 50' (end walls)
<b>STRUCTURE:</b>	Slab-on-grade - 6", 4,000 psi (compressive)/ 650 psi (flexural) over 4" stone base	<b>ROOF:</b>	45-mil mechanically fastened single ply over 5.2" of polyisocyanurate insulation (R-30 LTTR)
<b>OVERHEAD DRIVE-IN DOORS:</b>	Four 12' x 14' motor operated	<b>POWER:</b>	Up to 3,000A - 480/277V
<b>DOCK DOORS:</b>	Ten dock doors with 35,000 pound levelers	<b>LIGHTING:</b>	LED with motion sensors to provide for an initial average lighting level of 35' foot-candles (3' above FFE) assuming an open floor plan
<b>TELEPHONE DATA:</b>	Two - 4" PVC conduits for future connectivity	<b>AUTO PARKING:</b>	122 (Building 1) / 123 (Building 2)
<b>ZONING:</b>	Trailside Business Center PUD		

# Connected by Nature

The industrial park sits along the Midland Trace Trail, minutes from Grand Park, and within Westfield's 115-mile trail network, including the Monon Trail, connecting Westfield directly to downtown Indianapolis.



# Westfield

## AT YOUR DOORSTEP

### TRAILSIDE BUSINESS PARK

places tenants in the heart of Westfield, surrounded by restaurants, retail and hotels. From early morning coffee to after-work happy hours, everything you need is just a short drive away.

49

SHOPPING

28

FAST FOOD

16

RESTAURANTS

9

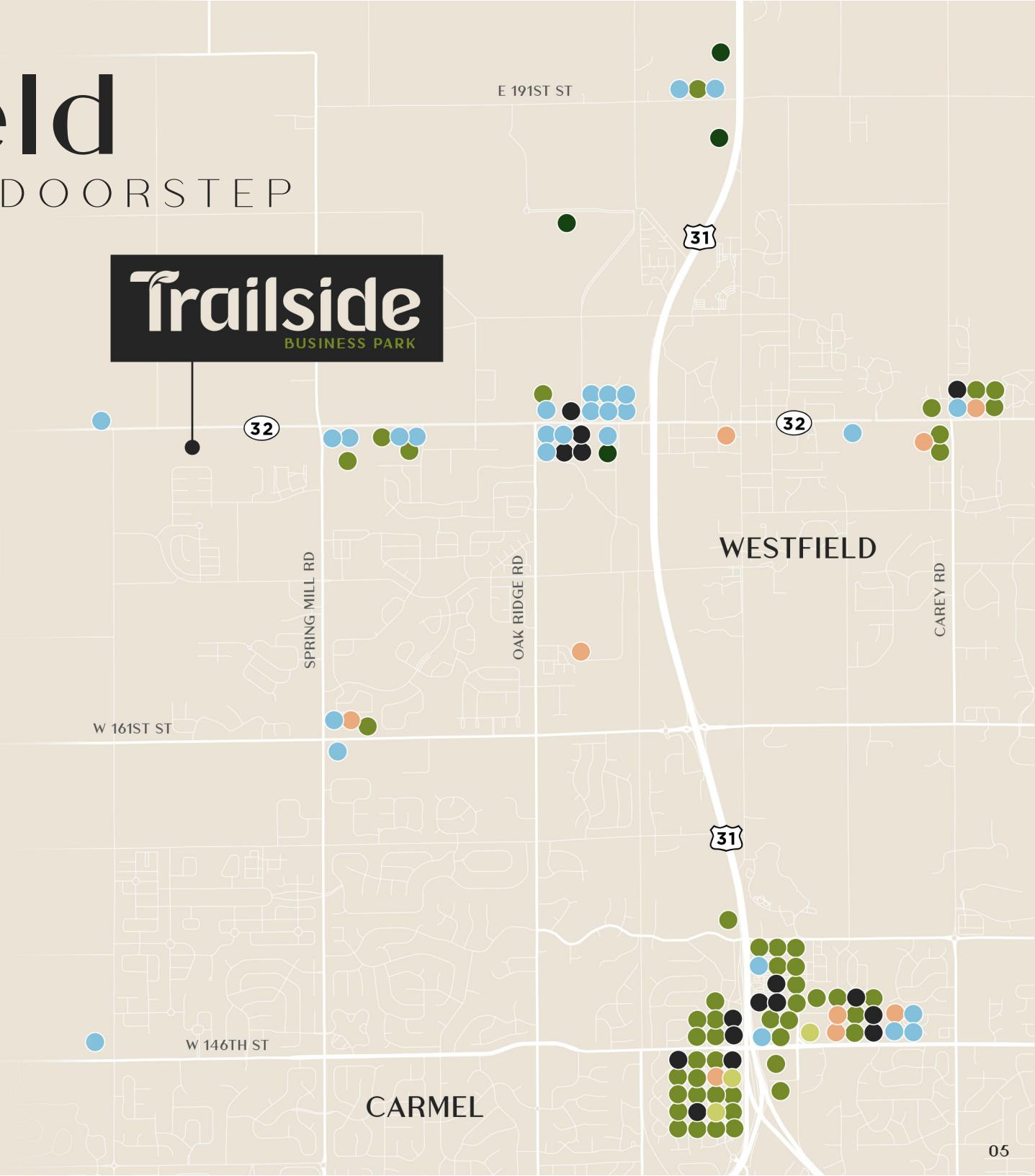
FITNESS

4

HOTELS

4

ENTERTAINMENT



# BY THE Numbers

**WESTFIELD** is ranked among the best small cities in America and top suburbs in Indiana, offering a highly educated workforce, strong household incomes and a community that attracts talent at every level.

**#19**

Best Places to  
Live for Families

– Fortune Well

**#7**

Safest Cities in  
Indiana

– The Home Security  
Advisor

**7,359**

Warehouse  
Employees

– 5 mi radius

**2.6%**

Unemployment  
Rate

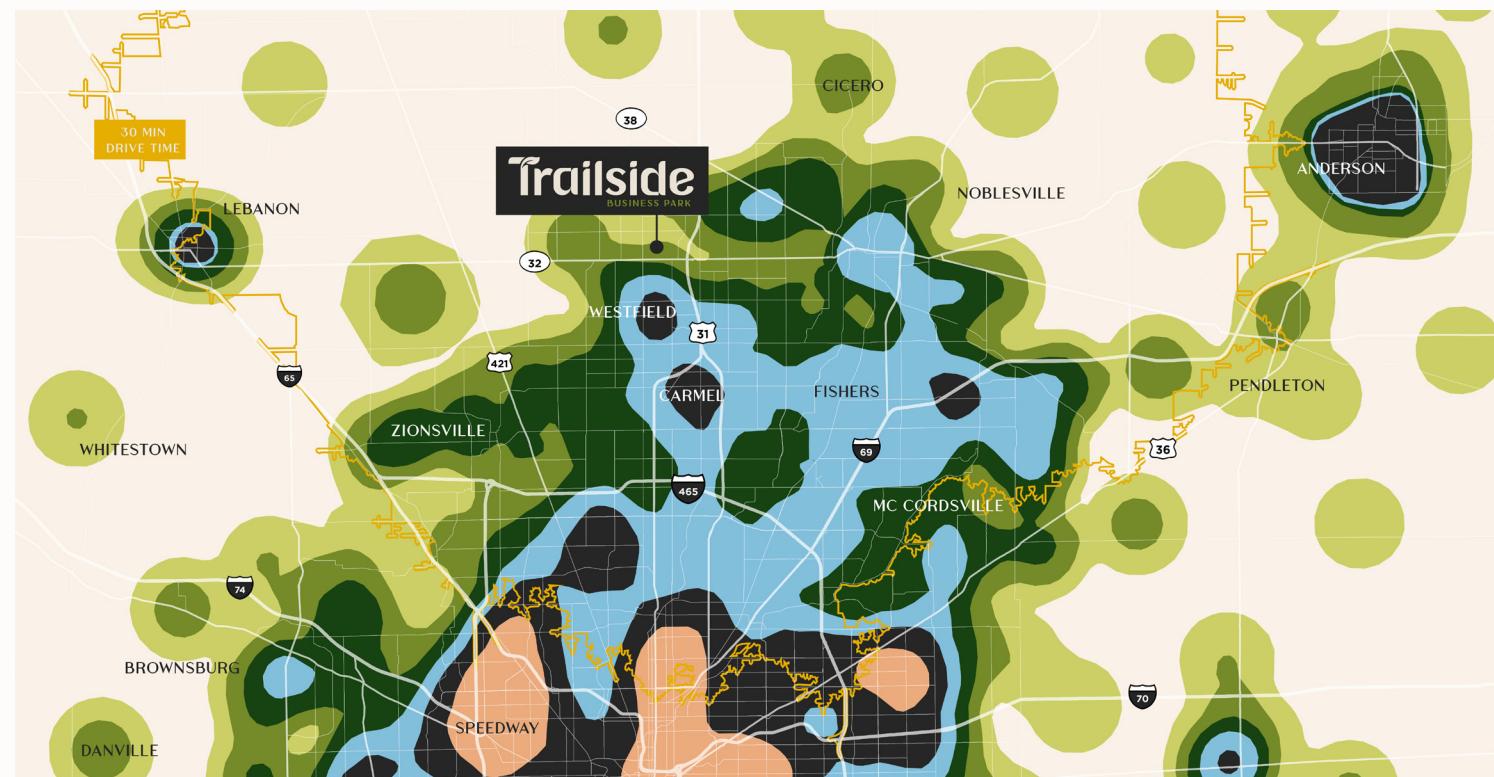
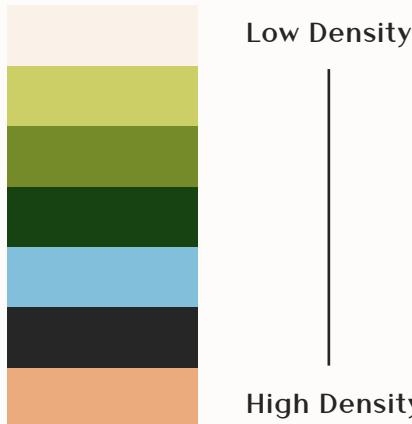
– 5 mi radius

**\$141,791**

Median Household  
Income

– 5 mi radius

2025 BLUE  
COLLAR RESIDENT  
WORKER DENSITY



# Access That Delivers

## TRAILSIDE BUSINESS PARK

offers seamless access to US-31 and SR-32, connecting tenants to the greater Indianapolis region and placing more than half of the U.S. population within a single day's reach. The location strengthens commuting and distribution, making it an attractive location for biotech and other large-scale users.

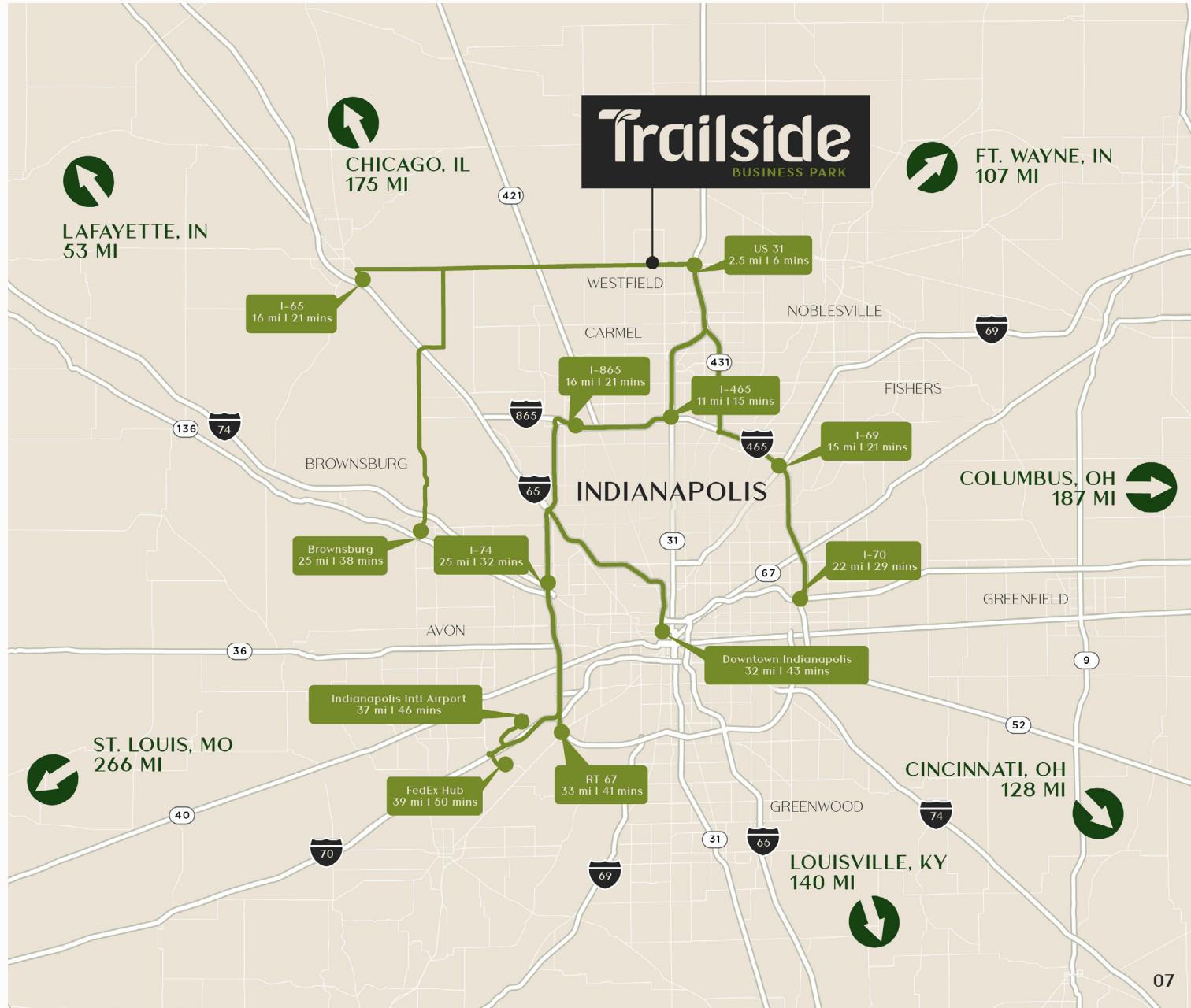
## DRIVE TIMES

**US-31 / SR-32**  
6 mins

**I-465**  
15 mins

**Downtown Indianapolis**  
43 mins

**Indianapolis Intl Airport**  
46 mins





# IN GOOD Company

## TRAILSIDE BUSINESS PARK

is surrounded by leading employers such as Abbott Labs, AgReliant Genetics, SEP, Portable Diabetes and Aptiv Engineering Laboratory.

These companies highlight Westfield's strengths in bioscience, technology and manufacturing, reinforcing the area as a place where leading employers continue to invest and grow.





# Trailside

BUSINESS PARK

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