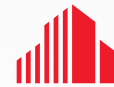


FOR LEASE

17005 Westfield Park Road
Westfield, IN 46074



CUSHMAN &
WAKEFIELD



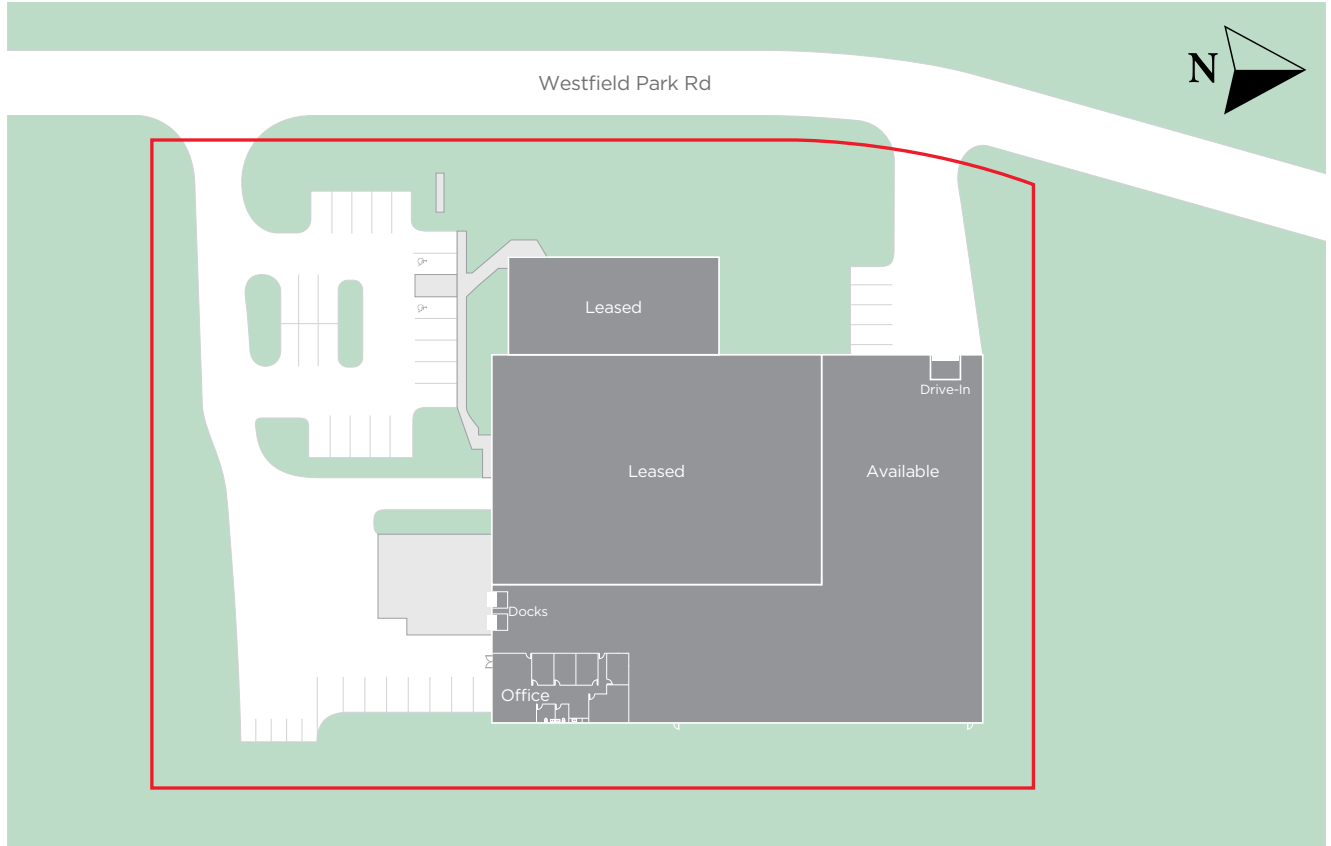
Property Highlights

Total Building SF	±45,166 SF	Clear Height	±19'-21' to bottom of beams
Available SF	±23,350 SF	HVAC	Gas-fired heating units
Office	±2,850 SF	Zoning	EI (Enclosed Industrial)
Acreage	±2.7 acres	Parking	17 spaces for tenant
Drive-ins	One ±12' wide x ±14' tall drive-in door	Base Rent/SF	\$8.50/SF NNN
Docks	Two 8' wide x 10' tall	Est. Opex	\$2.00/SF
Electrical	<u>Two (2) Panels</u> 1) 277/408V, 200 amp panel (42 circuits) feeding a transformer to a 120/208V, 200 amp panel 2) 277/408V, 200 amp panel (42 circuits) feeding a transformer to a 120/208V, 200 amp panel		

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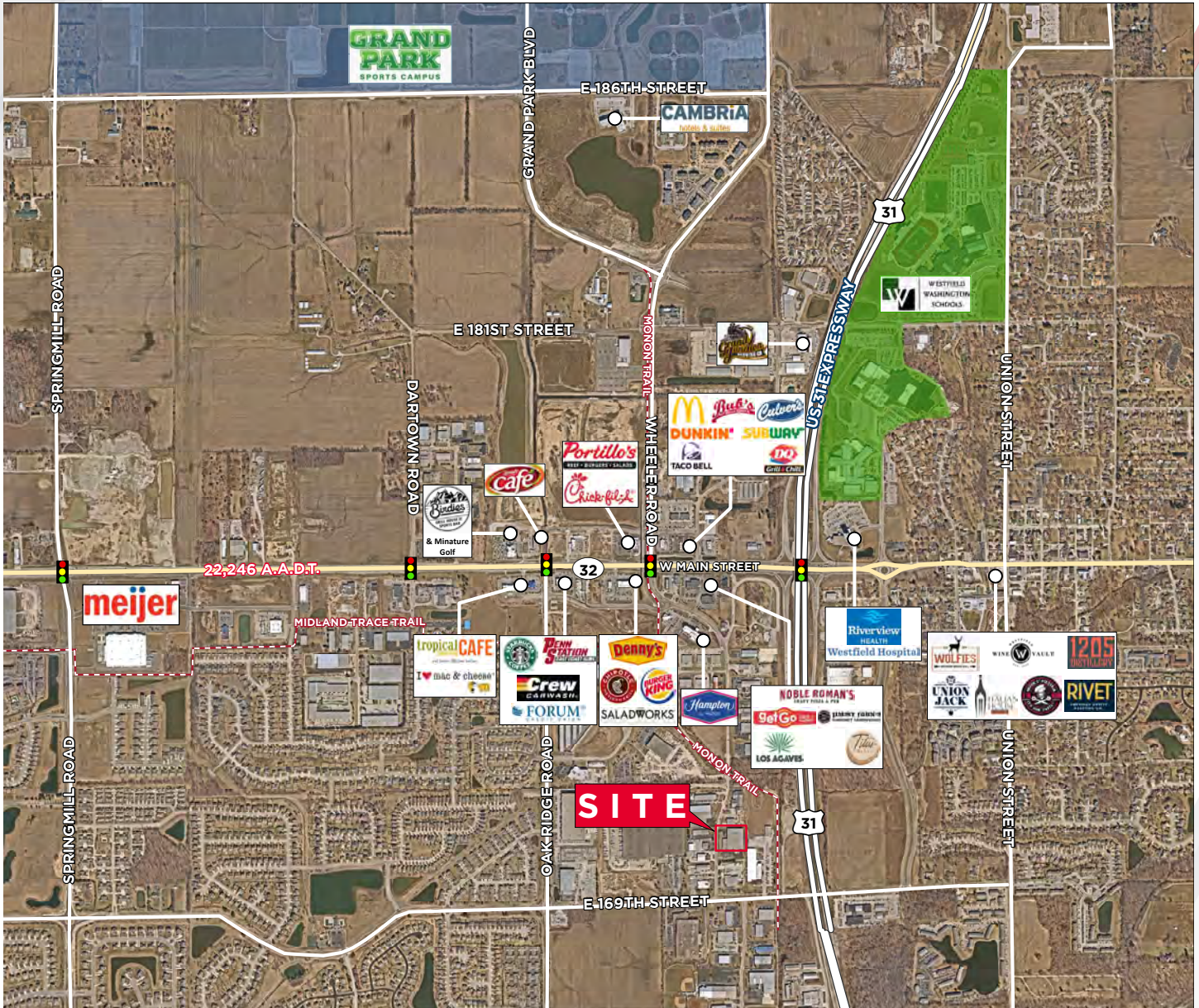
SITE PLAN





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Contact

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