

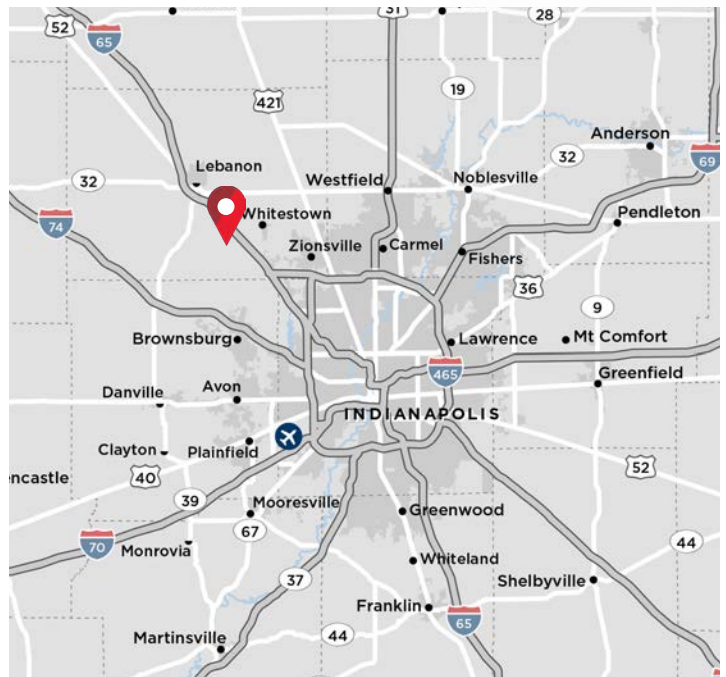
FOR SUBLEASE - 171,382 SF

5301 State Road 267
Whitestown, IN 46052



SPACE HIGHLIGHTS

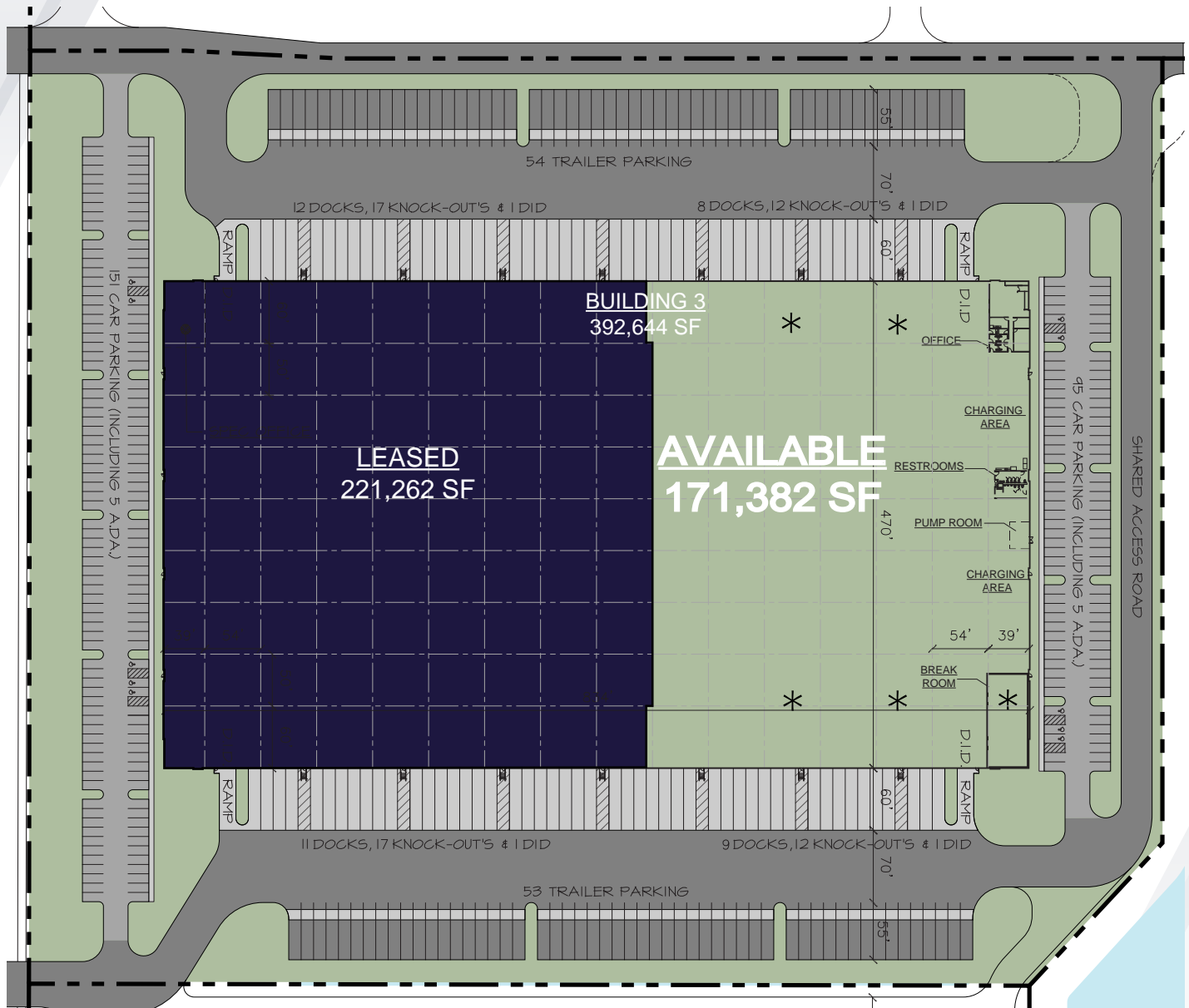
- 171,382 SF available (470' x 364')
(Total building 392,644 SF)
- 2,504 SF office
- Warehouse open breakroom:
12 LF upper & lower cabinetry with sink
- Warehouse restrooms:
Womens: 5 stools, 2 sinks
Mens: 3 stools, 3 urinals, 2 sinks
- 36' clear height
- 50' x 54' column spacing with 60' speed bays
- 17 docks (9' x 10') | 2 drive-ins (12' x 14')
- 1200A, 277/480 volt, 3-phase electrical
- (12) battery charge disconnects
- (5) HVLS ceiling fans in dock areas/breakroom
- 30 FC LED high bay lighting
- 7" unreinforced slab floor
- ESFR sprinkler system
- 95 auto parking spaces
- 29 trailer parking
- Zoned Light-Industrial (I-1)



- **SUBLEASE THROUGH 5/31/2032**
- **ASKING RATE: \$6.25 PSF NNN**
- **2026 OPEX: \$.96 PSF**

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ACCESS:

- Convenient Access to the Whitestown Connector Bus Service
- Located just 25 miles from the Indianapolis International Airport and the World's 2nd Largest FedEx Air Hub.
- Immediate Access to Interstate I-65 and Vast Interstate System

Contact

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