FOR LEASE

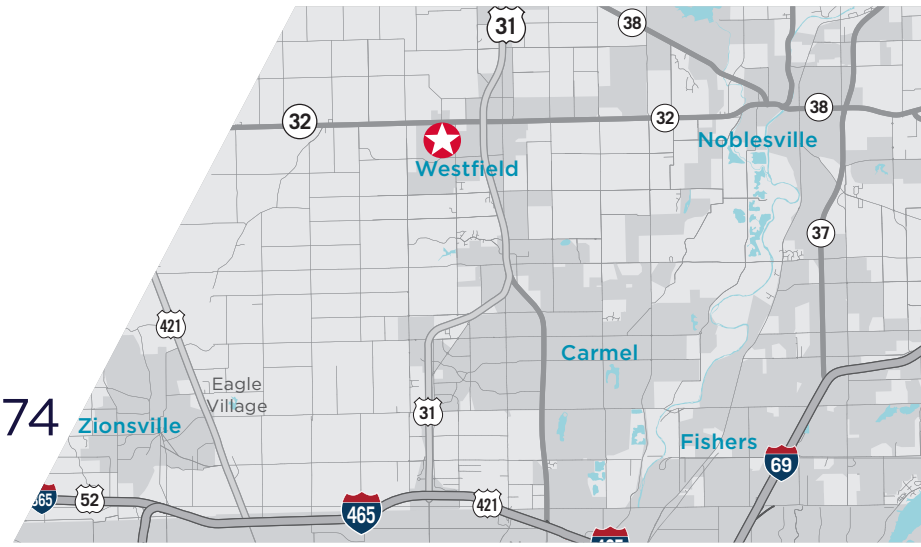
Freestanding Office/Warehouse

14,850 SF



17455 TILLER COURT

Westfield, IN 46074



For more information, contact:

CUSHMAN & WAKEFIELD

Grant M. Lindley, SIOR, CCIM
Executive Director
+1 317 639 0446
grant.lindley@cushwake.com

Patrick B. Lindley, SIOR
Vice Chair
+1 317 639 0457
patrick.lindley@cushwake.com

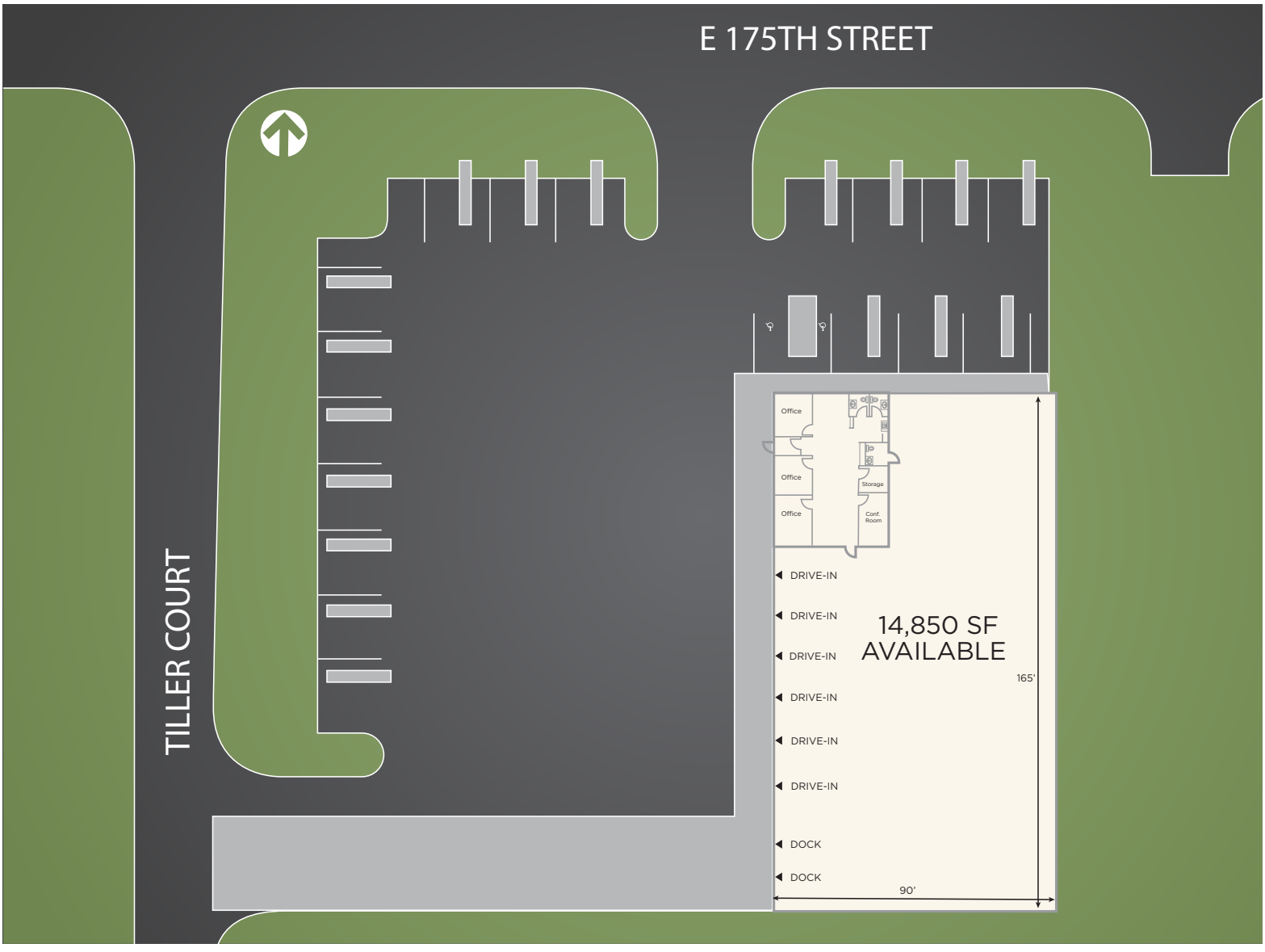
Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

17455 TILLER COURT | WESTFIELD, IN 46074

- 14,850 SF Total
  13,365 SF Warehouse
  1,485 SF Office
- 2.12± acres
- 19’ clear height
- 2 dock doors
- 5 drive-in doors (10’ x 10’)
- 1 drive-in door (12’ x 14’)
- Clear span
- 225 amp, 240 volt, 3-phase power
- Built 1999
- 32+ car parking (expandable)
- Enclosed Industrial Zoning

AVAILABLE SEPTEMBER 2026

Asking NNN Rate: $15.00 PSF
Annual NNN Rate Increases: 3.5%
2025 pay 2026: Taxes $1.68 PSF
2025-2026 Insurance: $0.22 PSF



17455 TILLER COURT | WESTFIELD, IN 46074

IMPROVEMENTS COMPLETED OCTOBER 2026

- Building repainted
- Office Improvements
  - New paint on all drywall walls
  - New LED light fixtures
  - New carpet and LVT flooring
  - New ceiling tiles throughout
  - New restroom fixtures (sinks, stools and accessories)
  - New break-room cabinets and sink
  - New water heater
- Warehouse Improvements
  - Inside warehouse walls painted white
  - New LED lights on motion sensors
  - New drinking fountain
- Exterior Improvements
  - New dock seals
  - New LED security lighting
  - New gutters front & rear
- Entire asphalt parking lot and truck court resealed and re-striped including new car bumpers











