

FOR SALE OR LEASE

Freestanding Office/Warehouse

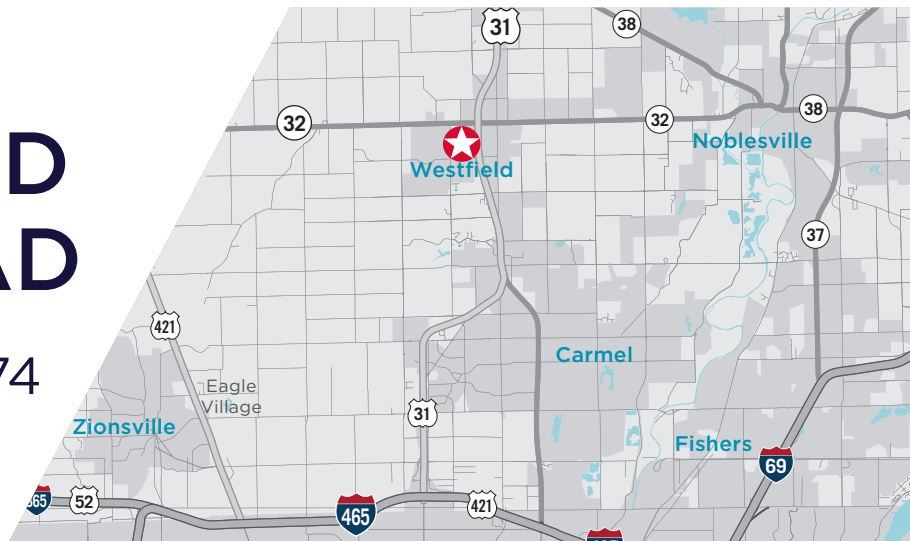
25,825 SF



17309

WESTFIELD PARK ROAD

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

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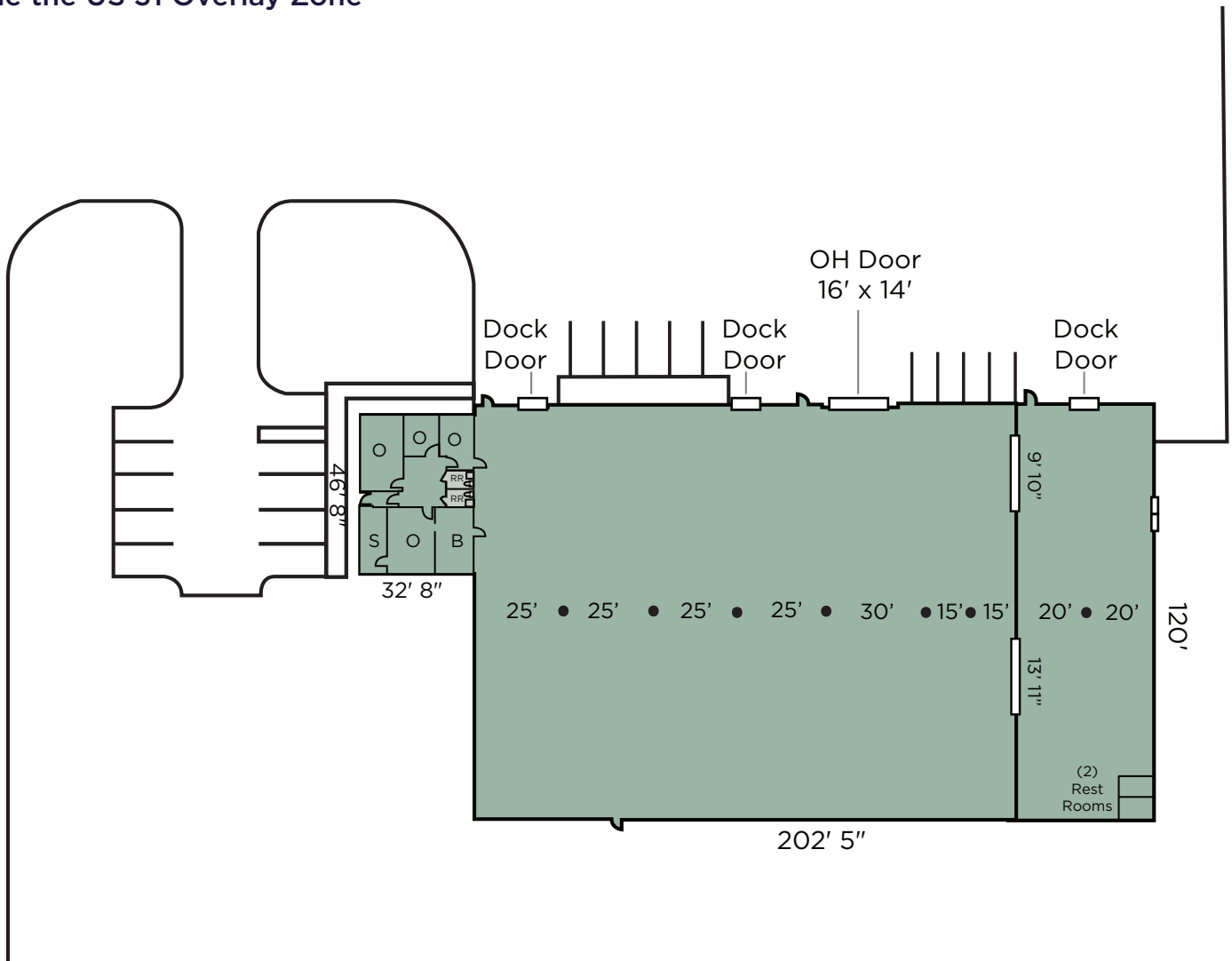
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- 25,825 SF Total
24,300 SF Warehouse
1,525 SF Office
- 3.190± acres
- 13' - 15' clear height
- 3 dock doors
- 1 drive-in door (16' wide x 14' high)
- Column spacing 60' x 25'|30'|15'|20'
- New LED warehouse lighting w/motion sensors
- 600 amp, 277/480 volt, 3-phase power
- Built 1992; additions 1997 and 2005
- 18 car parking
- Enclosed Industrial Zoning (EI)
inside the US 31 Overlay Zone

Asking NNN Rate: \$11.75 PSF
Annual NNN Rate Increases: 3.5%
2025 pay 2026: Taxes \$1.02 PSF
2025-2026 Insurance: \$0.20 PSF

ASKING SALE PRICE:
\$4,950,000.00

WESTFIELD PARK ROAD



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IMPROVEMENTS COMPLETED AUGUST 2026

- Building repainted
- Entire asphalt parking lot and truck court resealed and re-striped
- Warehouse Improvements
 - Inside warehouse walls painted white
 - Columns painted safety yellow
 - Column protectors on each column
 - New LED lights on motion sensors
 - New ceiling fans
 - All warehouse windows replaced
- Office Improvements
 - New paint on all drywall walls and block walls
 - New LED light fixtures
 - New carpet and LVT flooring
 - New ceiling tiles throughout
 - Most office windows replaced
 - New window blinds
 - New restroom fixtures (sinks, stools and accessories)
 - New break-room cabinets and sink

