
WHEELER
BUSINESS PARK
177,291 SQUARE FEET AVAILABLE
SW CORNER OF DARTOWN ROAD AND 181ST STREET
WESTFIELD, IN
CUSHMAN & WAKEFIELD
SCANNELL PROPERTIES



PROPERTY HIGHLIGHTS

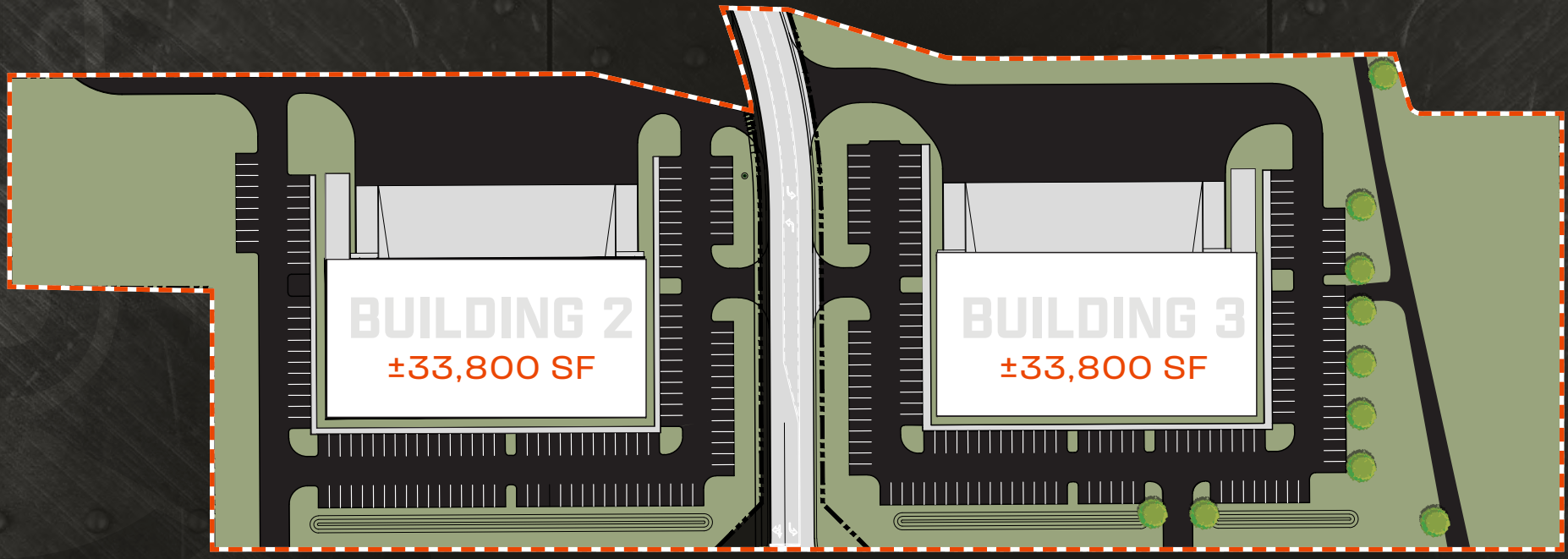
BUILDING 1

JULY 2027

BUILDING SIZE	±164,949 SF (MIN DIVISIBLE ±27,040 SF)
SPACE AVAILABLE	±109,691 SF
SITE SIZE	±12.39 ACRES
BUILDING DIMENSIONS	260' X 624'
BAY SIZES	50' X 52' (TYPICAL) 52' X 60' (SPEED/DOCK BAY)
CLEAR HEIGHT	32'
AUTO PARKING	243
TRUCK COURT	135' TOTAL 60' CONCRETE APRON AND 75' HD ASPHALT

SLAB	7" UNREINFORCED 4,000 PSI CONCRETE ON 4" AGGREGATE BASE (MINIMUM)
DOCK DOORS	11 (9' X 10') MANUAL OVERHEAD DOORS (EXPANDABLE)
DRIVE-IN DOORS	2 (14' X 16') W/ELECTRIC OPERATORS (EXPANDABLE)
DOCK EQUIPMENT	10 DOCK POSITIONS (7' X 8') TO INCLUDE 40,000 LB DOCK LEVELERS, DOCK SEALS, BUMPERS, AND LED DOCK LIGHT
FIRE	ESFR SPRINKLER SYSTEM
ELECTRICAL SERVICE	3,000 AMPS
LIGHTING	LED

SW CORNER OF DARTOWN ROAD AND 181ST STREET



SHARED BUILDING SPECS

PLANNED BUILDING 2+3

BUILDING 2 - SPRING 2028 | BUILDING 3 - BTS

BUILDING SIZE	±33,800 SF
BUILDING DIMENSIONS	130' x 260'
BAY SIZES	40' X 52' (TYPICAL) 50' X 52' (SPEED/DOCK BAY)
CLEAR HEIGHT	24'
SITE SIZE	BUILDING 2: ±4.6 ACRES BUILDING 3: ±5.59 ACRES
AUTO PARKING	139
TRUCK COURT	135' TOTAL 60' CONCRETE APRON AND 75' HD ASPHALT

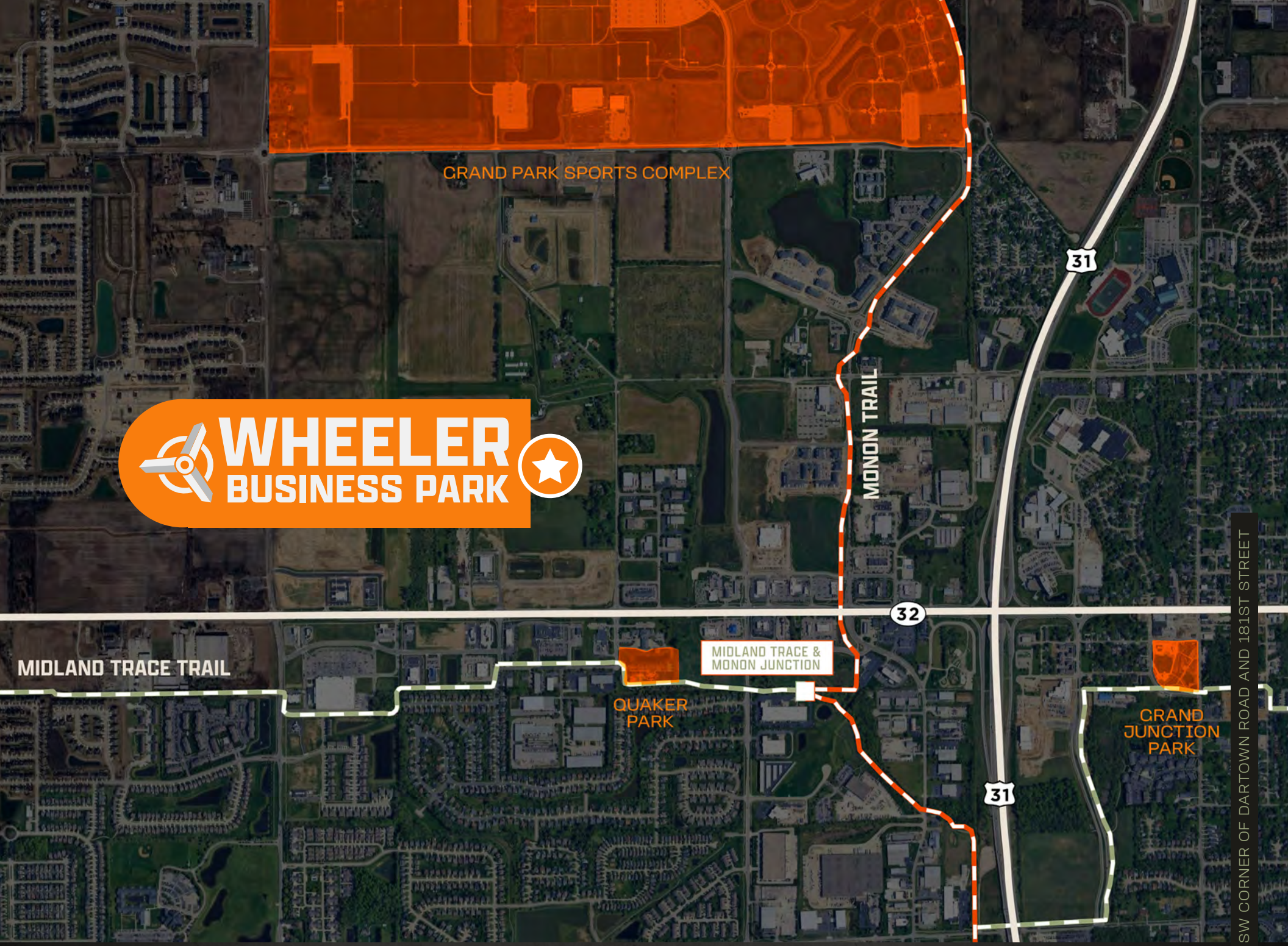
SLAB	7" UNREINFORCED 4,000 PSI CONCRETE ON 4" AGGREGATE BASE (MINIMUM)
DOCK DOORS	4 (9' X 10') MANUAL OVERHEAD DOORS (EXPANDABLE)
DRIVE-IN DOORS	1 (14' X 16') W/ELECTRIC OPERATORS (EXPANDABLE)
DOCK EQUIPMENT	2 DOCK POSITIONS (7' X 8')TO INCLUDE 40,000 LB DOCK LEVELERS, DOCK SEALS, BUMPERS, AND LED DOCK LIGHT
FIRE	ESFR SPRINKLER SYSTEM
ELECTRICAL SERVICE	2,000 AMPS
LIGHTING	LED

SW CORNER OF DARTOWN ROAD AND 181ST STREET

PARK PLAN



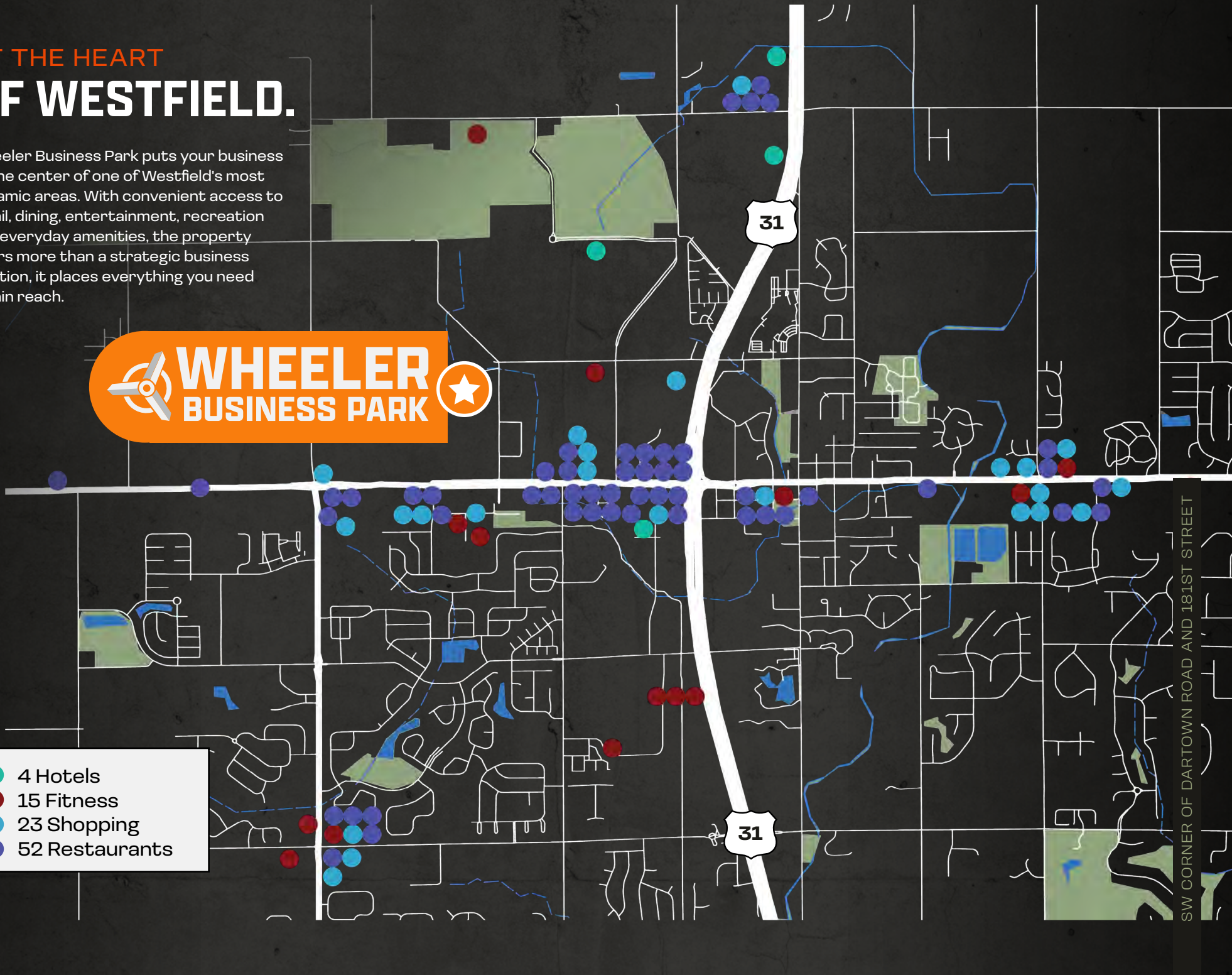
*Renderings are conceptual and may differ from the final building design and specifications.


WHEELER
BUSINESS PARK
GRAND PARK SPORTS COMPLEX
MONON TRAIL
31
32
MIDLAND TRACE TRAIL
MIDLAND TRACE &
MONON JUNCTION
QUAKER
PARK
GRAND
JUNCTION
PARK
31
SW CORNER OF DARTOWN ROAD AND 181ST STREET

AT THE HEART

OF WESTFIELD.

Wheeler Business Park puts your business at the center of one of Westfield's most dynamic areas. With convenient access to retail, dining, entertainment, recreation and everyday amenities, the property offers more than a strategic business location, it places everything you need within reach.





SW CORNER OF DARTOWN ROAD AND 181ST STREET

CONNECTED TO
OPPORTUNITY.

Strategically positioned at the southwest corner of Dartown Road and 181st Street, Wheeler Business Park offers convenient access to Westfield and the greater Indianapolis market. With major access, the property provides the connectivity businesses need.

AREA

DEMOGRAPHICS

DEMOGRAPHICS WITHIN 40 MIN DRIVE TIME

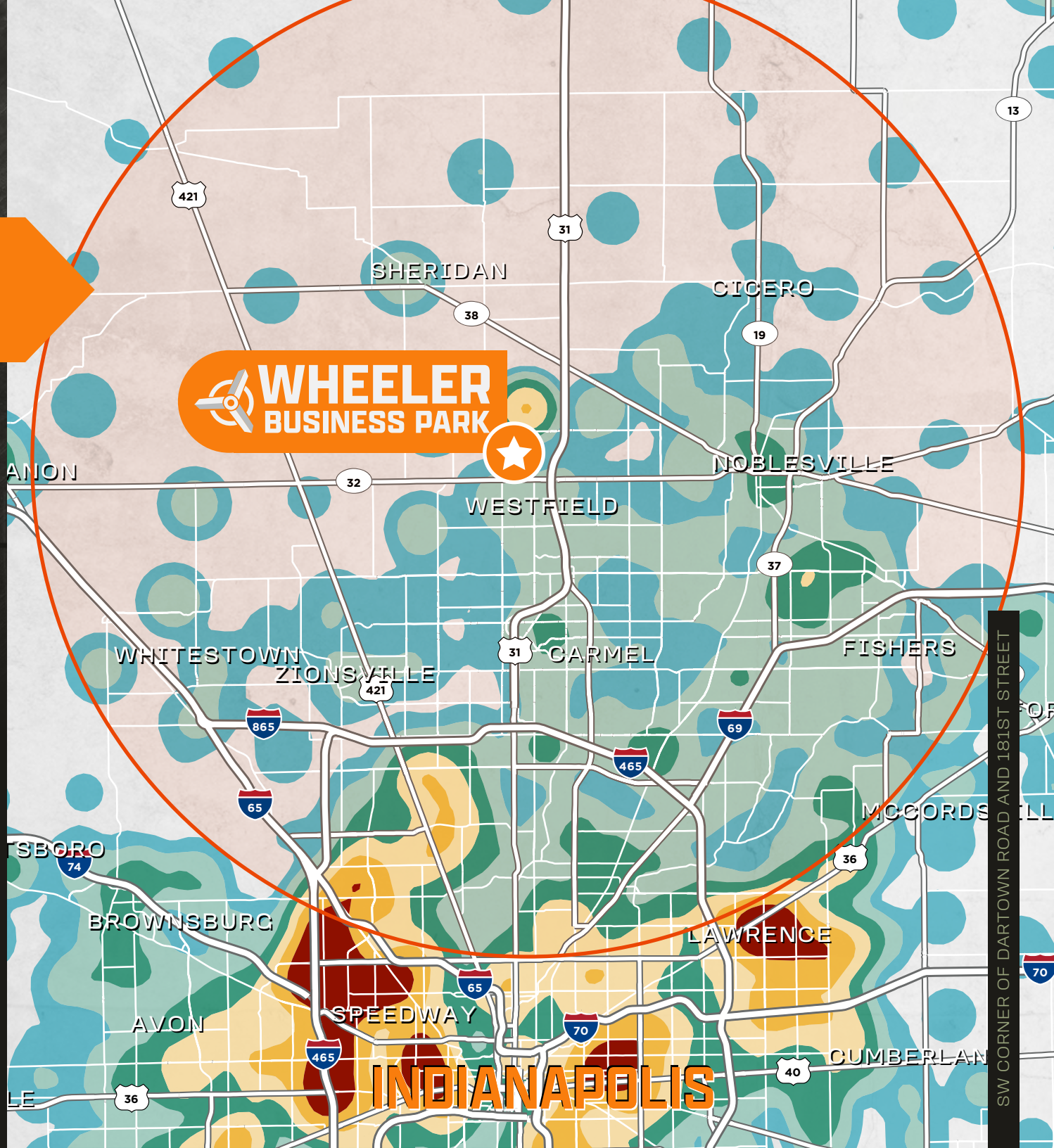
146,899
Blue Collar Employees

3.8%
Unemployment Rate

82.6%
College Educated

94.9%
High School Educated

$85,239
Median Hh Income



BLUE COLLAR LABOR DENSITY

high — low

WHEELER BUSINESS PARK

SW CORNER OF DARTOWN ROAD AND 181ST STREET

FOR MORE INFORMATION PLEASE, CONTACT:

RYAN E. BAKER, SIOR, CCIM
Executive Managing Director
+1 317 352 5428
ryan.baker@cushwake.com

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