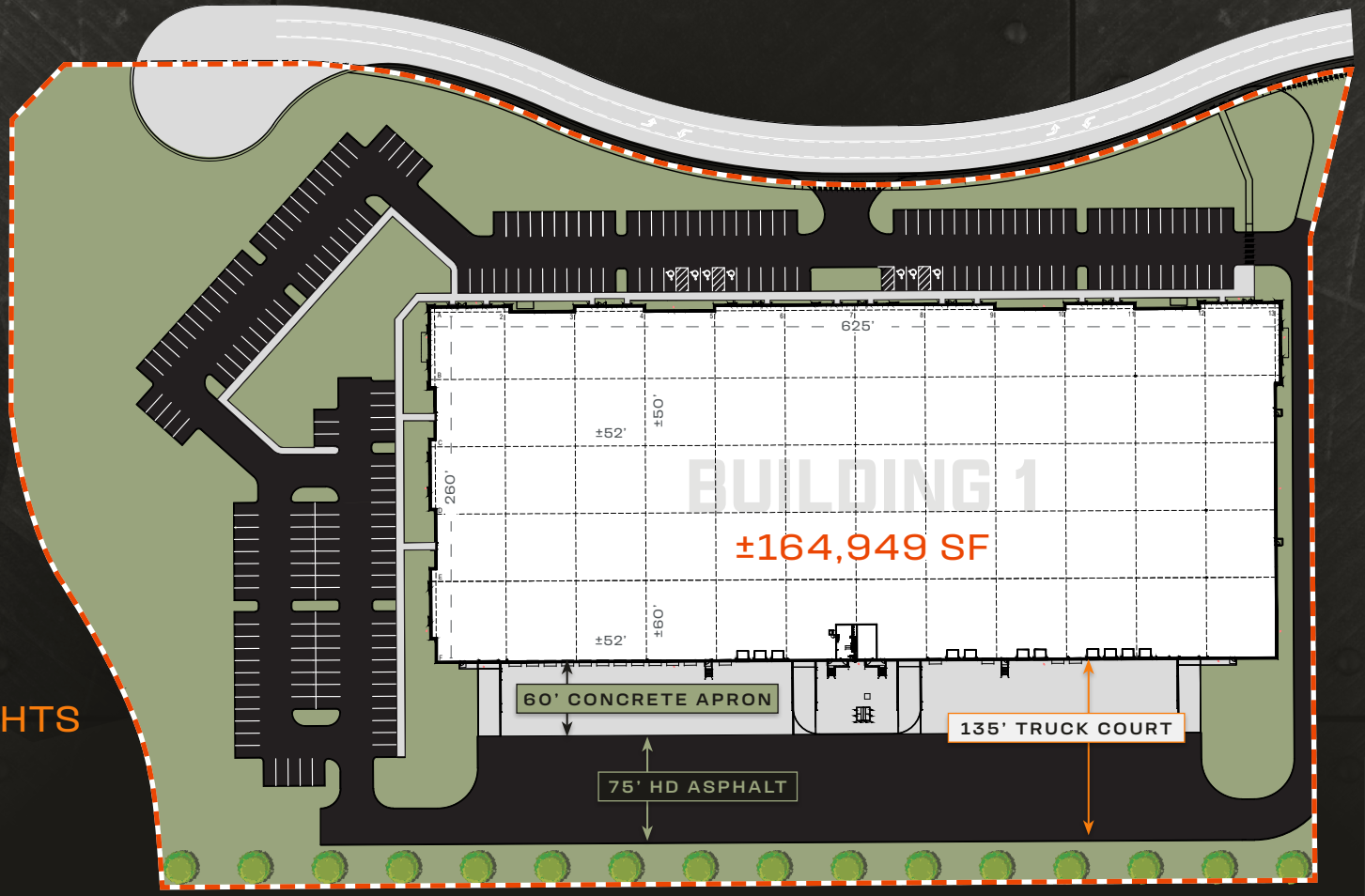

WHEELER
BUSINESS PARK
232,549 SQUARE FEET AVAILABLE
SW CORNER OF DARTOWN ROAD AND 181ST STREET
WESTFIELD, IN
CUSHMAN & WAKEFIELD
SCANNELL PROPERTIES



PROPERTY HIGHLIGHTS

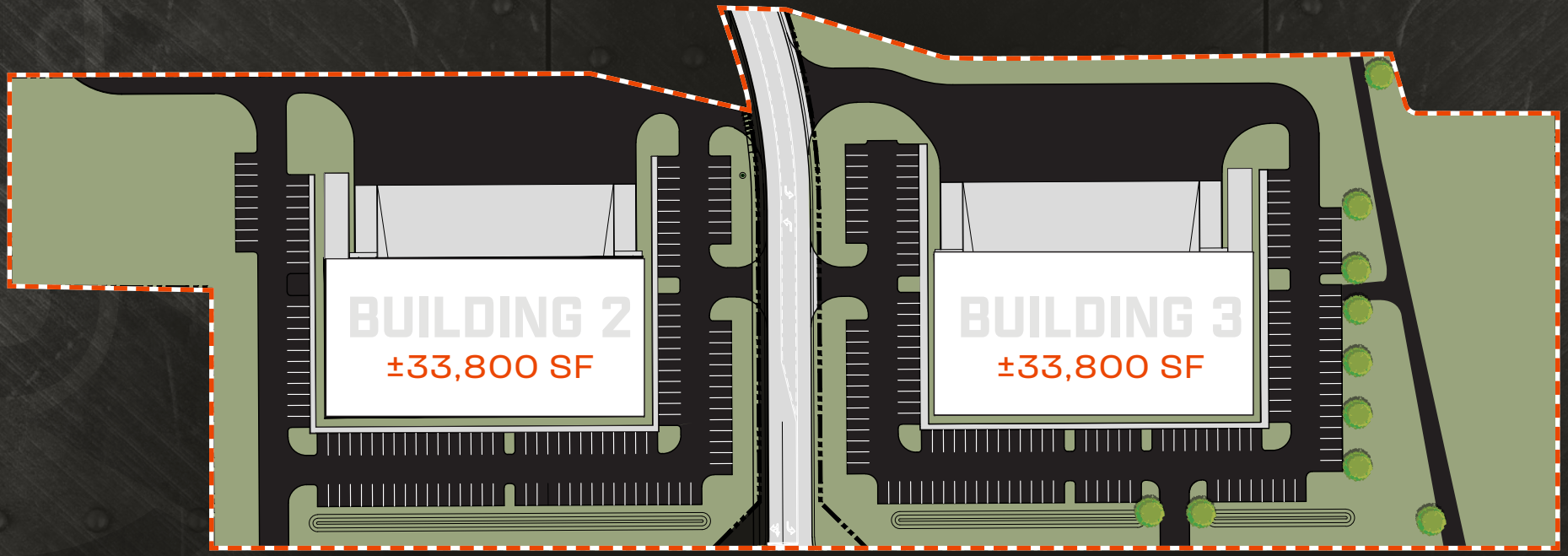
BUILDING 1

JULY 2027

BUILDING SIZE	±164,949 SF (MIN DIVISIBLE ±27,000 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

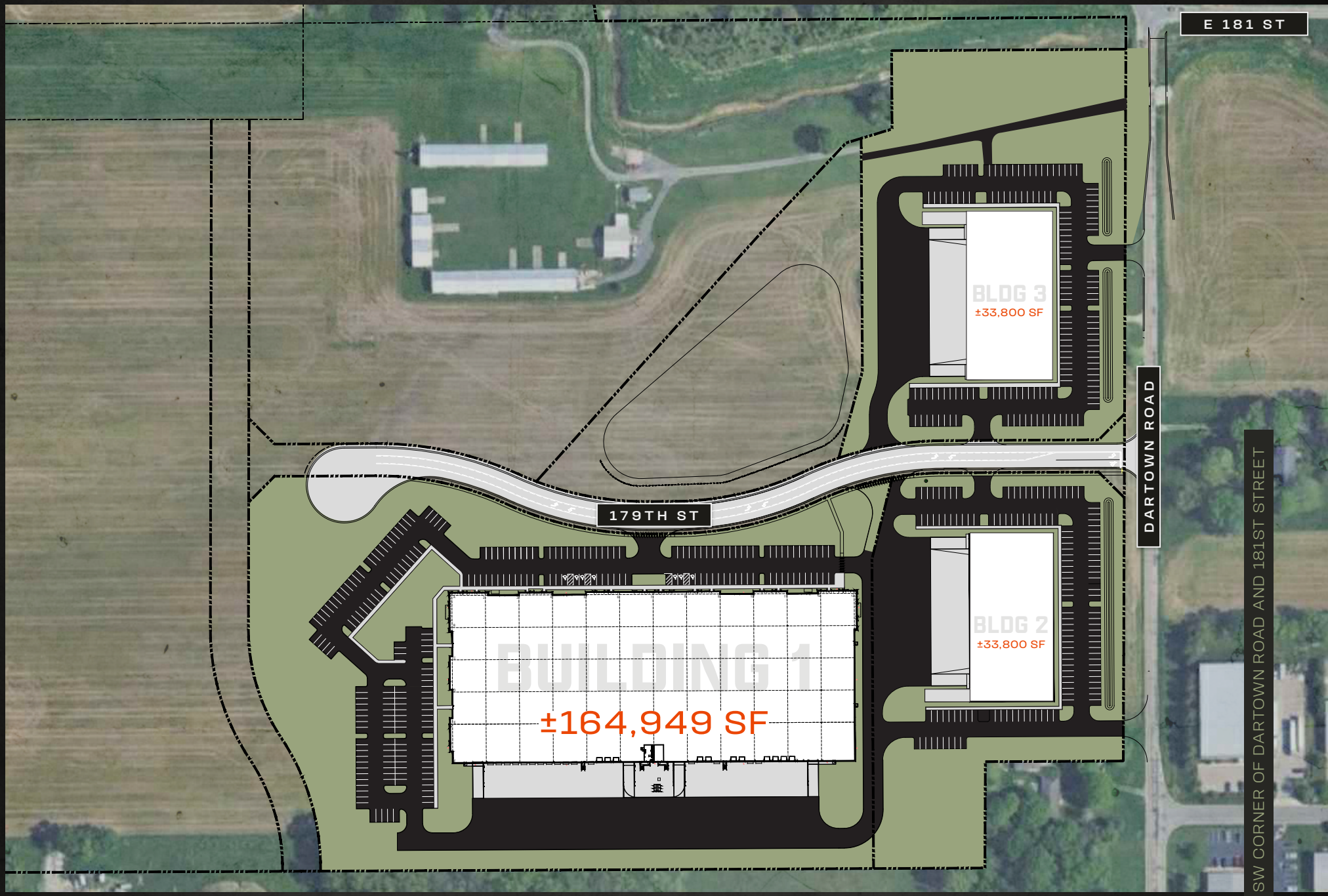
BUILDING 2 - SPRING 2028 | BUILDING 3 - BTS

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

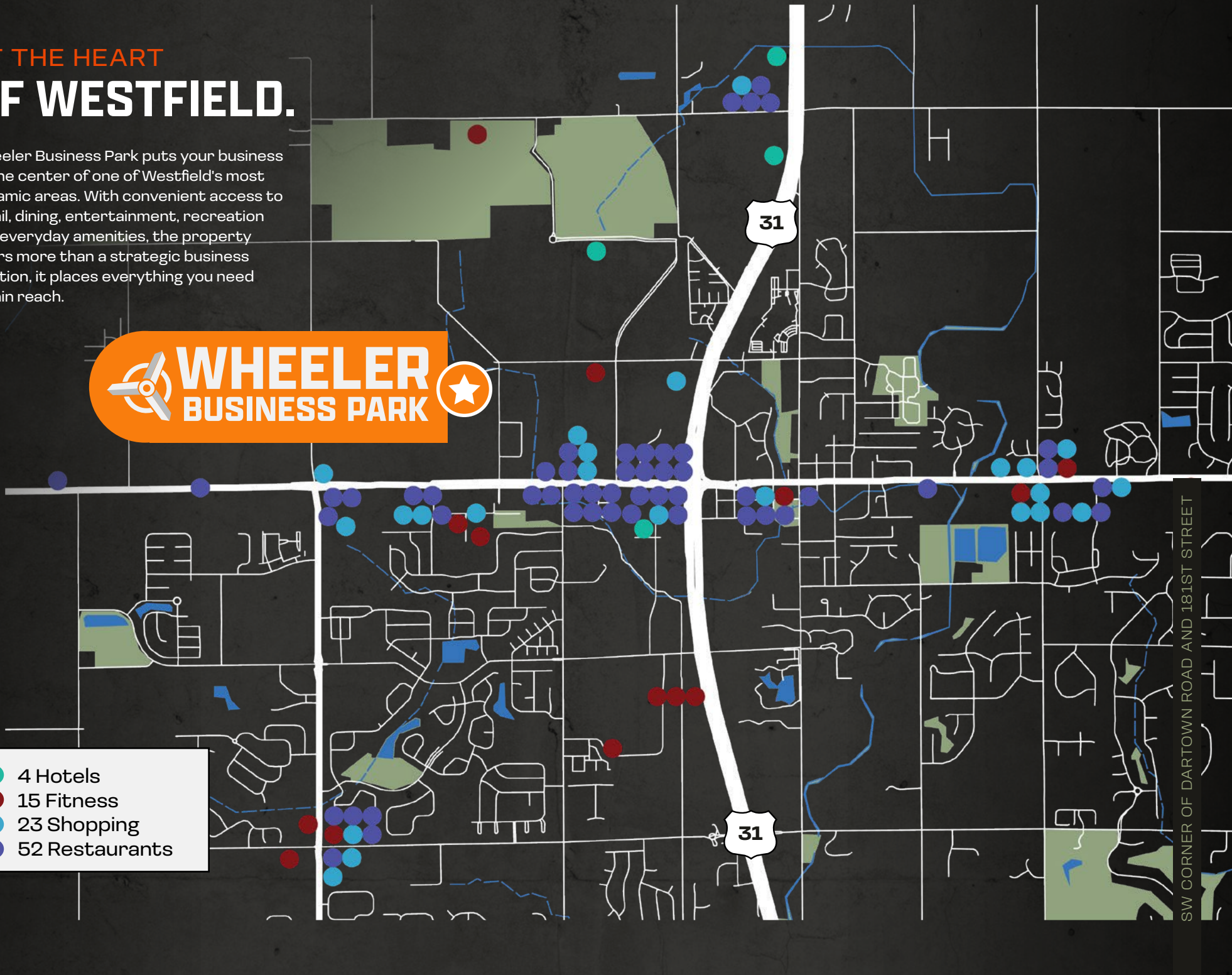

E 181 ST
BLDG 3
±33,800 SF
DARTOWN ROAD
179TH ST
BUILDING 1
±164,949 SF
BLDG 2
±33,800 SF
SW CORNER OF DARTOWN ROAD AND 181ST STREET


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

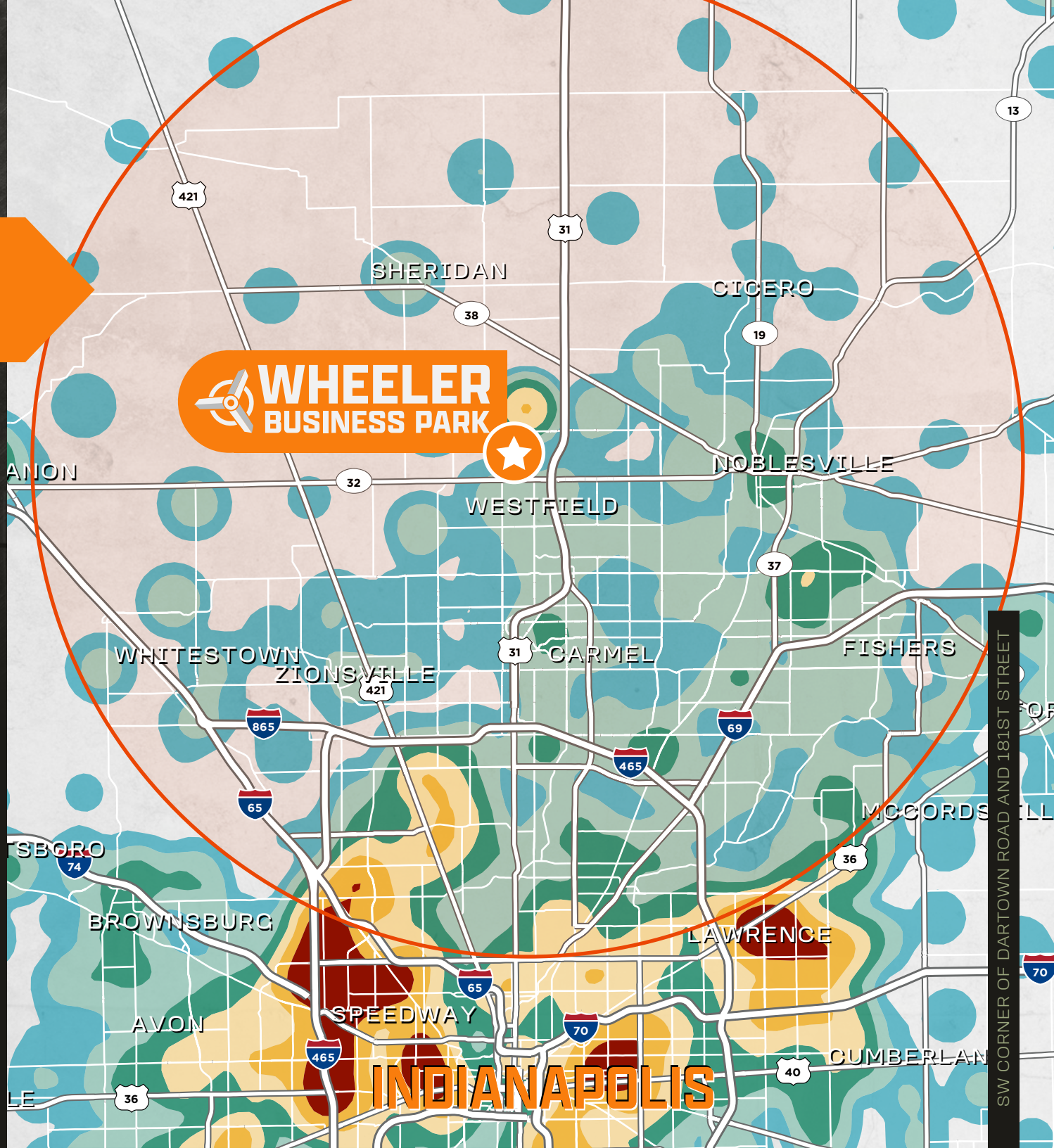
146,899
Blue Collar Employees

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

CUSHMAN & WAKEFIELD | SCANNELL PROPERTIES

©2026 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, CHANCE 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. COE-PM-CENTRAL- 11/03/26