

# NORTH POINT

COMMERCE I

20221 Grassy Branch Rd Westfield, IN 46074



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**159,850 SF of BTS / Spec**  
Available for Sale or Lease

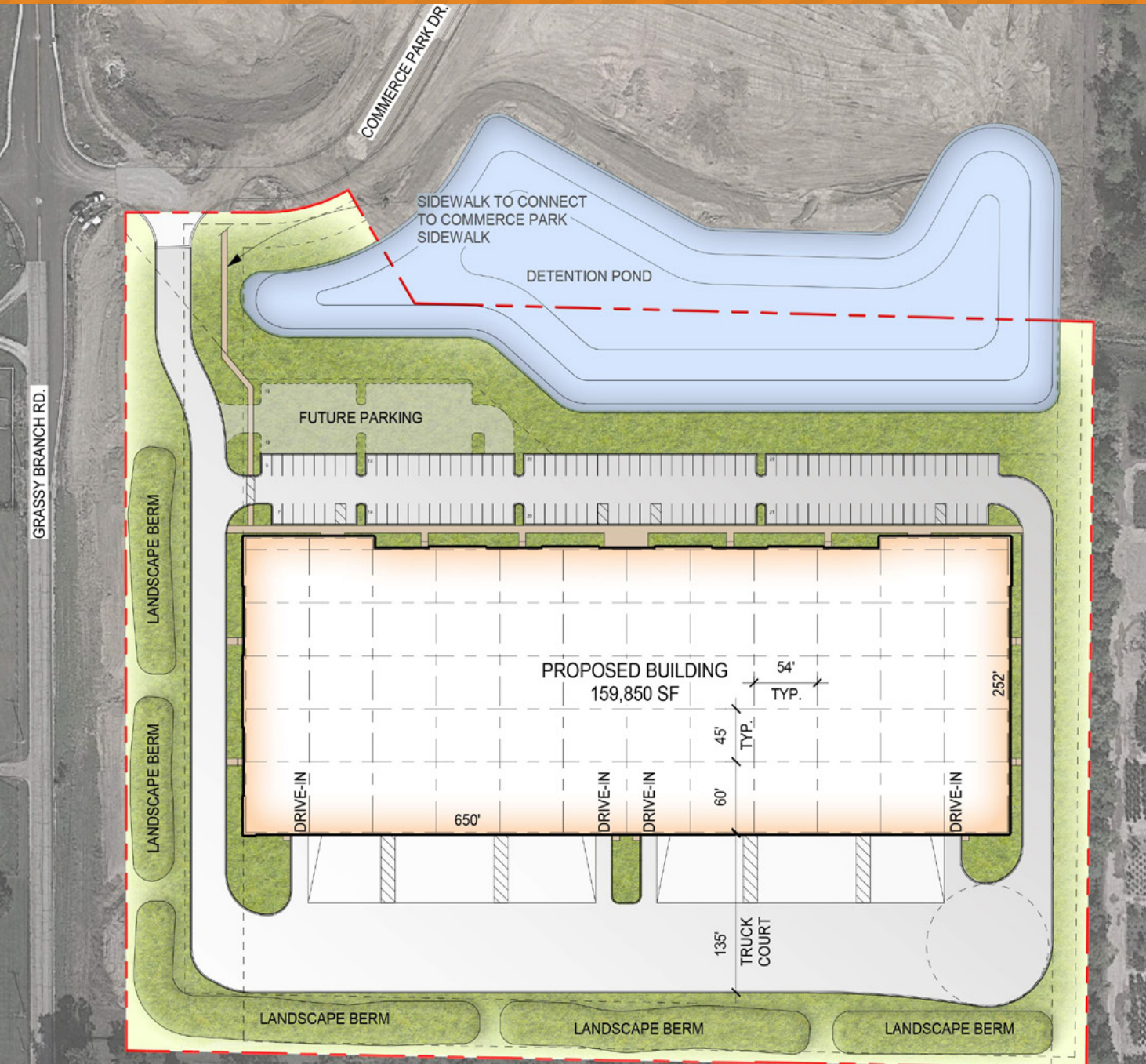
 **FARNAM STREET**  
Real Estate Capital

 **CUSHMAN &  
WAKEFIELD**



# Master Site Plan

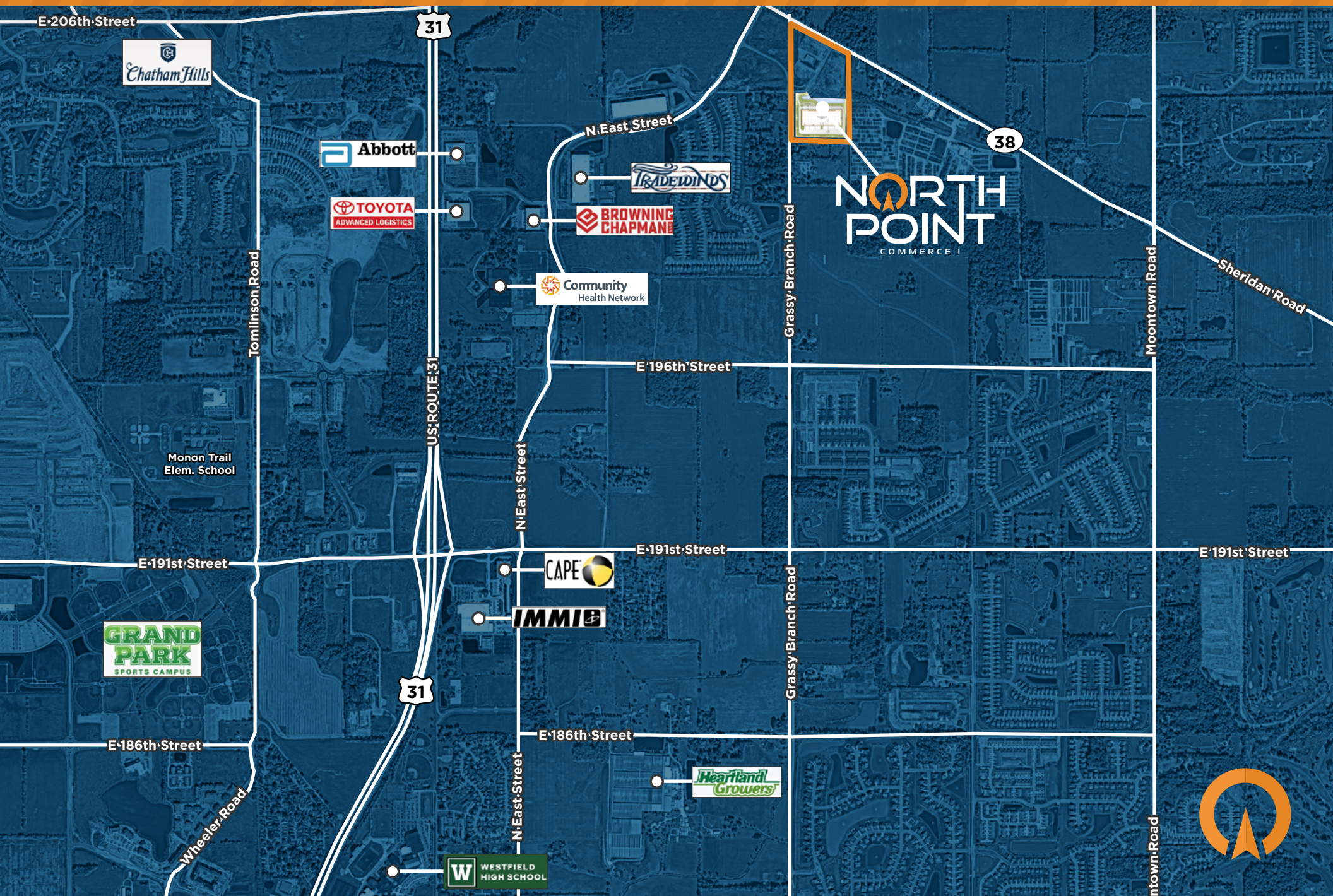
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|                        |                                                      |
|------------------------|------------------------------------------------------|
| Building Size:         | 159,850 SF                                           |
| Divisible To:          | 25,920 SF                                            |
| Site Area:             | 12.92 Acres                                          |
| Dimensions:            | 252' x 650'                                          |
| Column Spacing:        | Staging Bays<br>54' x 45'<br>Speed Bays<br>54' x 45' |
| Truck Court:           | 135'                                                 |
| Dock Doors:            | 16                                                   |
| Future Dock Positions: | 16                                                   |
| Drive-In Doors:        | 4                                                    |
| Current Parking:       | 120                                                  |
| Future Parking:        | 38                                                   |
| Zoning:                | PUD                                                  |

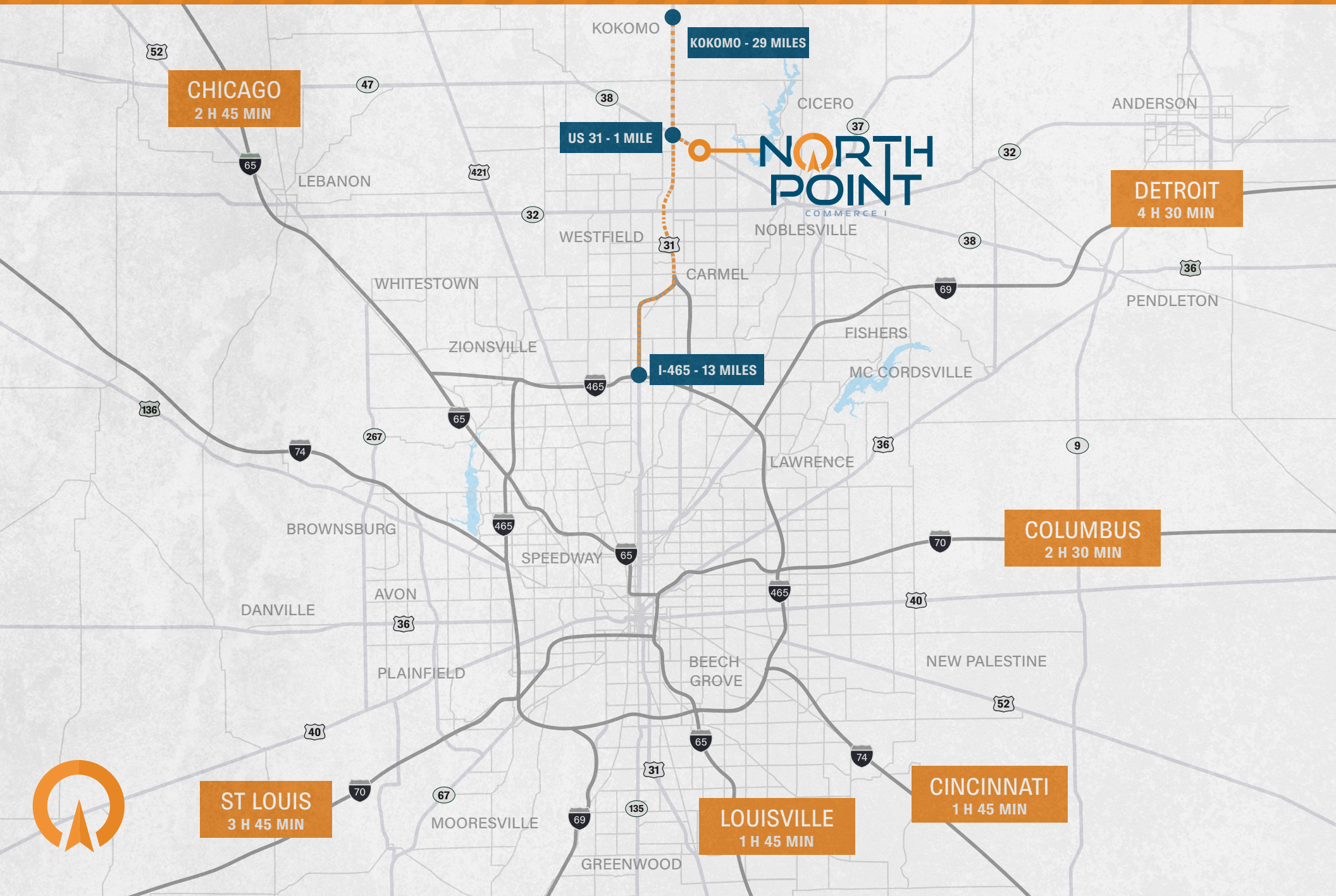


# Access & Location

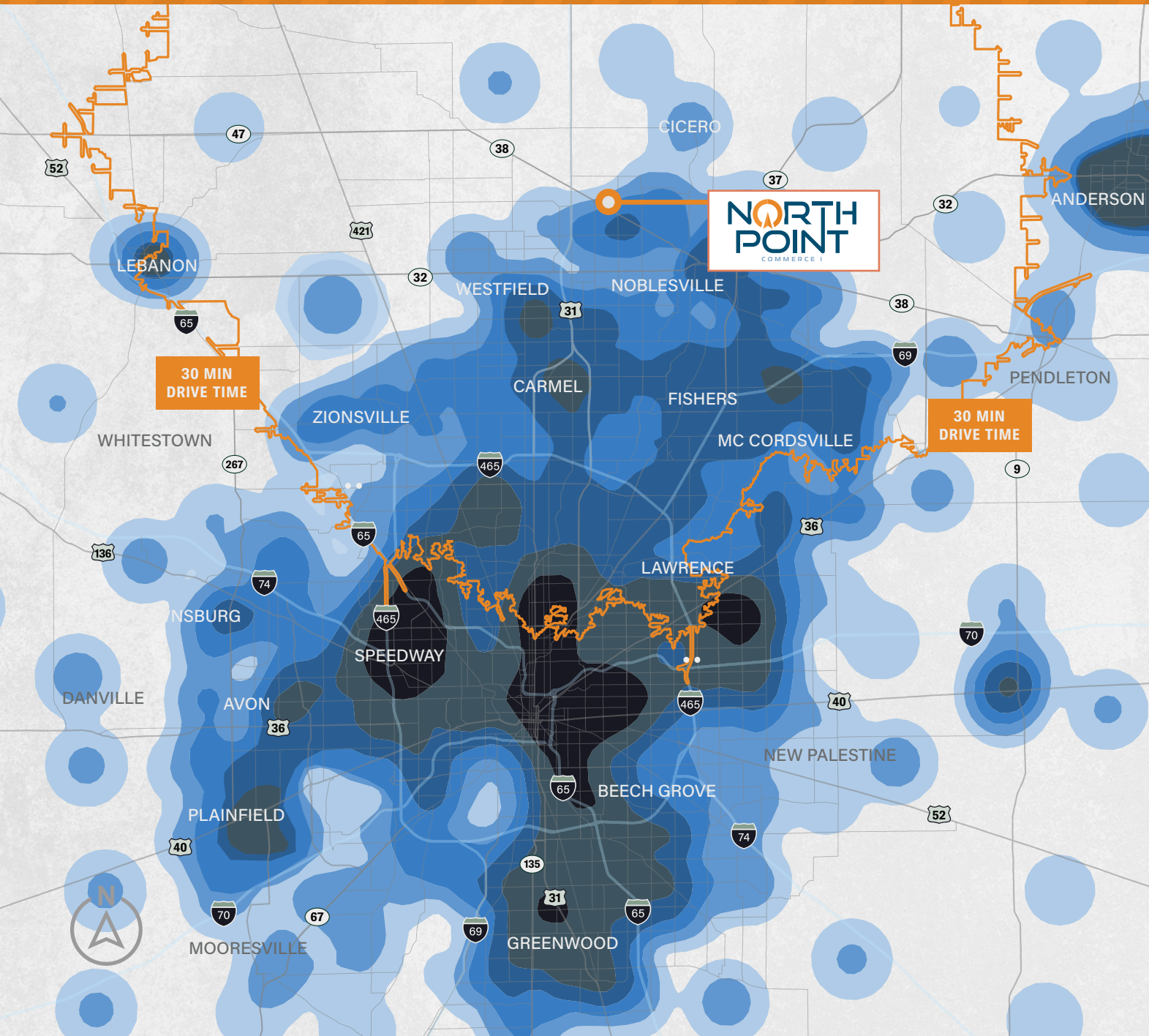




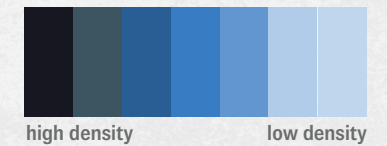
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## 2024 Blue Collar POPULATION DENSITY



## 2024 Demographics WITHIN 30 MIN DRIVE TIME

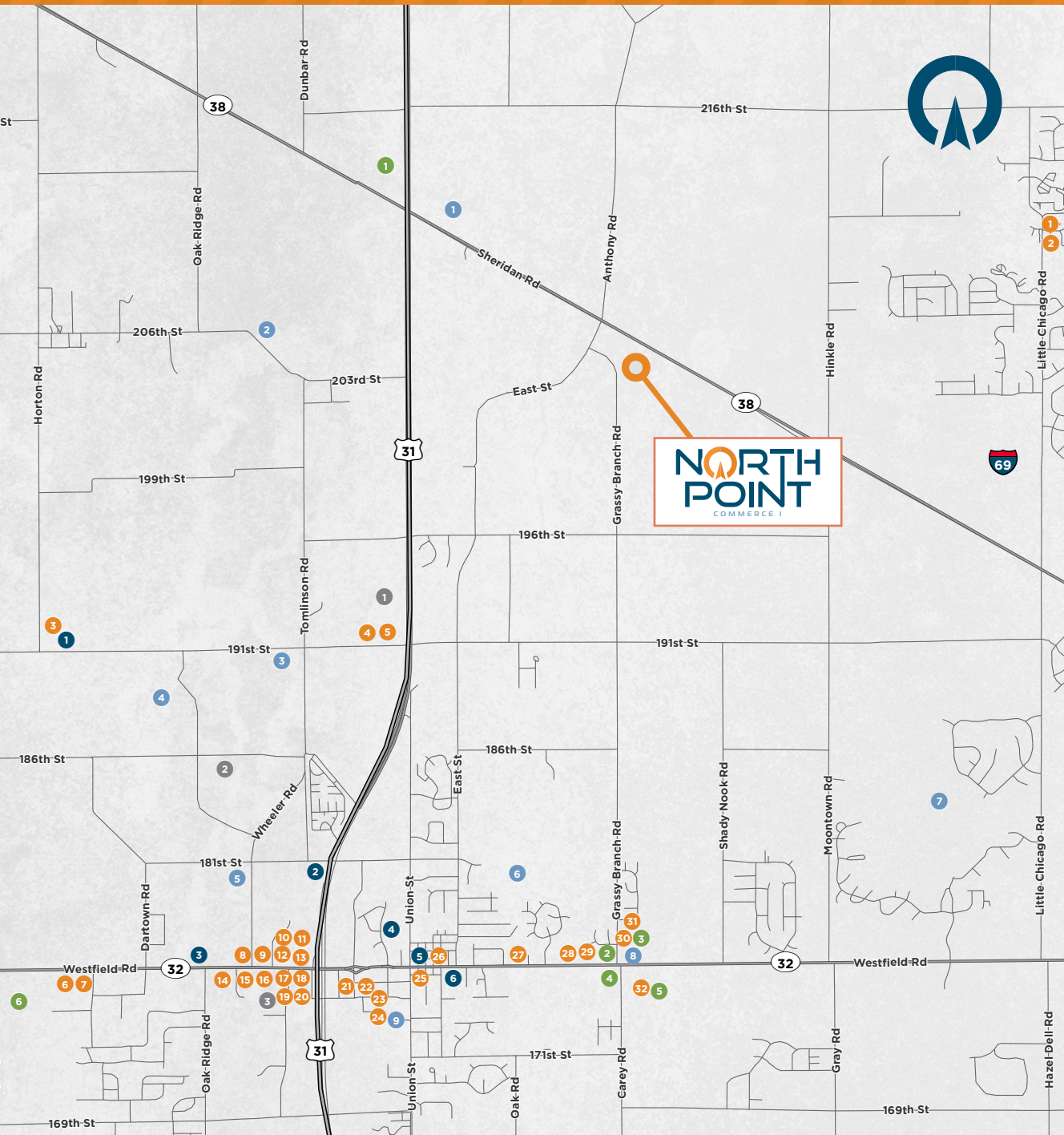
**54,474** **52.6%**  
WAREHOUSE  
EMPLOYEES COLLEGE  
EDUCATED

**3.3%** **19.8%**  
UNEMPLOYMENT  
RATE HIGH SCHOOL  
EDUCATED

**\$78,853**  
MEDIAN HH INCOME

# Area Amenities

| 6



## ENTERTAINMENT

1. West Fork Distillery
2. Grand Junction Brewing Co
3. Birdie's Golf & Sports Bar
4. Four Finger Distillery
5. Westfield Wine Vault
6. Field Brewing Co

## HOTELS

1. Spring Hill Suites
2. Wyndham Westfield
3. Hampton Inn

## RECREATION

1. MacGregor Park
2. Chatham Hills Golf Course
3. Monon Rail Trail
4. Grand Park
5. Westfield YMCA
6. Freedom Trail Park
7. Pebble Brook Golf Course
8. Planet Fitness
9. Grand Junction Plaza

## SHOPPING

1. Hamilton Crossroads
2. CVS Pharmacy
3. Ace Hardware
4. Walgreen's
5. Kroger
6. Meijer

## RESTAURANTS

1. Pizza King
2. The Piper
3. The Mash House
4. Starbucks Coffee
5. Wendy's
6. Slim Chickens
7. Sonic Drive-In
8. Chick-Fil-A
9. Portillo's
10. Dunkin
11. Bub's Burgers
12. McDonald's
13. Culver's
14. Thai Isaan
15. Denny's
16. Saladworks
17. Los Agaves
18. Titus Bakery & Deli
19. Noble Romans Craft Pizza
20. Jimmy John's
21. Rivet Coffee Bar
22. Chiba Sushi
23. The Italian House on Park
24. Nyla's
25. Union Jack Pub
26. Ben's BBQ Shack
27. Big Hoffa's Smokehouse
28. Pasto Italiano
29. Lincoln Square Pancake House
30. Rail Cafe
31. Nori Steakhouse
32. Carey Tavern





For More Information, Please Contact:

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