

**MASTER PLANNED  
CLASS A LOGISTICS PARK  
IN THE I-65 CORRIDOR**

**65** PARK  
**COMMERCE**

**286,344 SF DIVISIBLE  
INDUSTRIAL SPACE AVAILABLE**



**BUILDING 7**

5561 E 500 S, Whitestown, IN 46075

DEVELOPED BY



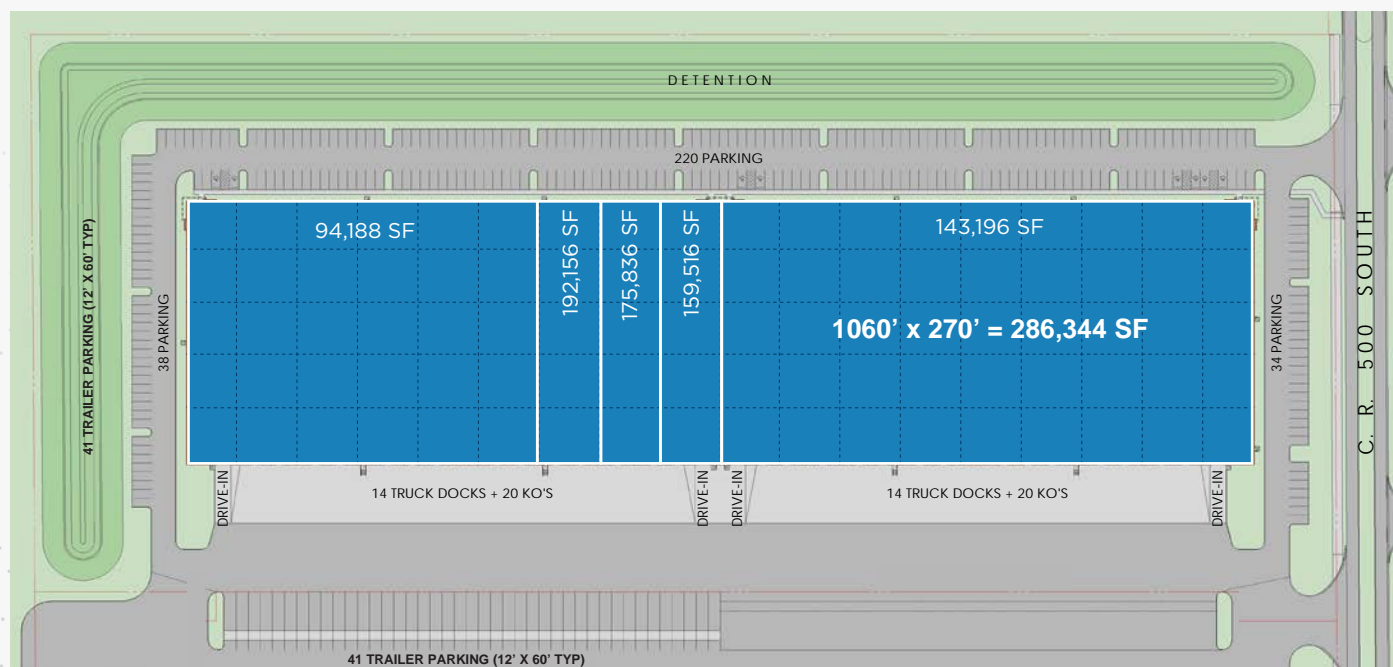
STRATEGIC CAPITAL  
PARTNERS

LEASED BY



CUSHMAN &  
WAKEFIELD

# 65COMMERCE PARK BUILDING 7



286,344 SF FULL BUILDING RATE \$6.95 PSF NNN  
 PARTIAL BUILDING RATE \$7.95 PSF NNN  
 \$0.65 EST OPERATING EXPENSES - YEAR 1 2025  
 \$5.00 PSF TENANT IMPROVEMENT ALLOWANCE

## BUILDING 7 FEATURES

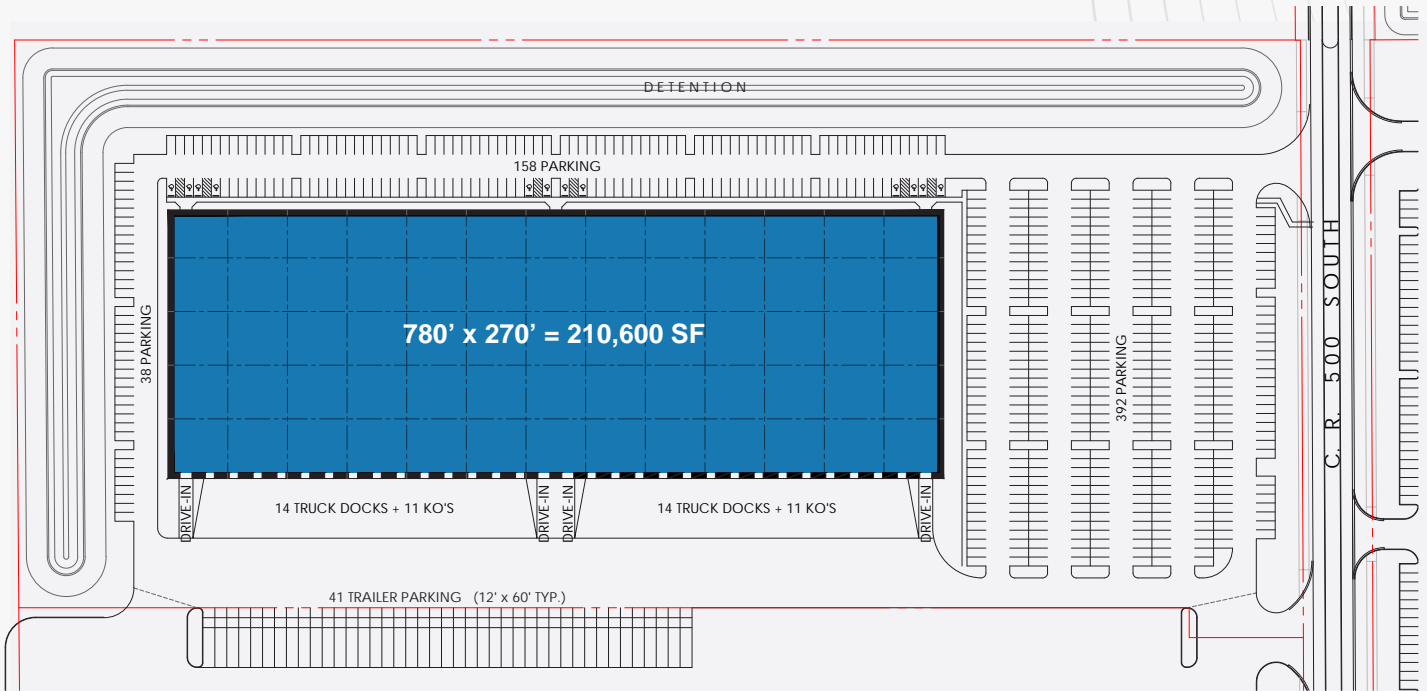
TOTAL SQUARE FEET	286,344 divisible	STRUCTURAL STEEL	Gray tube columns and joists
OFFICE AREA	Build-to-suit	AUTO PARKING	292
SITE ACREAGE	16.96	TRAILER STORAGE	41
BAY SPACING	60' x 54' typ.; 48' office bay; 50' end bays; 60' dock bay	SLAB CONSTRUCTION	7" unreinforced, 4,000 psi concrete on aggregate base
CEILING HEIGHT	32'	ROOFING	Mechanically attached .45 mil TPO with R-20 insulation
DOCK DOORS	28 (9' x 10' manual overhead) 41 knockout doors	HEATING	Indirect gas-fired, air/energy rotation rack units
DRIVE-IN DOORS	4 (14' x 14' w/electric operators)	ZONING	I-1 Light Industrial
INTERIOR LIGHTING	Linear LED high bay	SPRINKLER SYSTEM	ESFR
EXTERIOR WALLS	Load-bearing precast concrete panels	TAX ABATEMENT	10-year real property abatement

# ALTERNATIVE BUILDING

## SITE PLAN OPTIONS AT 210,600 SF

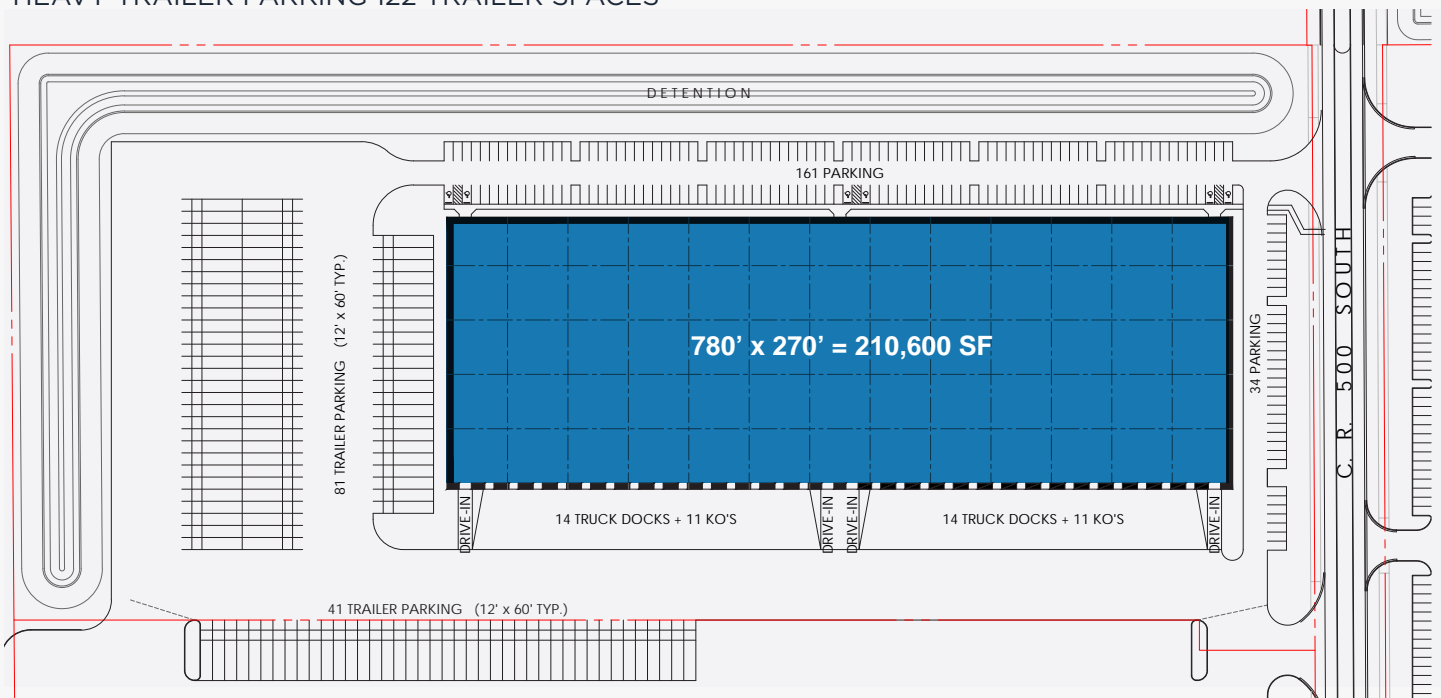
### BUILDING 7A OPTION

HEAVY CAR PARKING 588 CAR SPACES



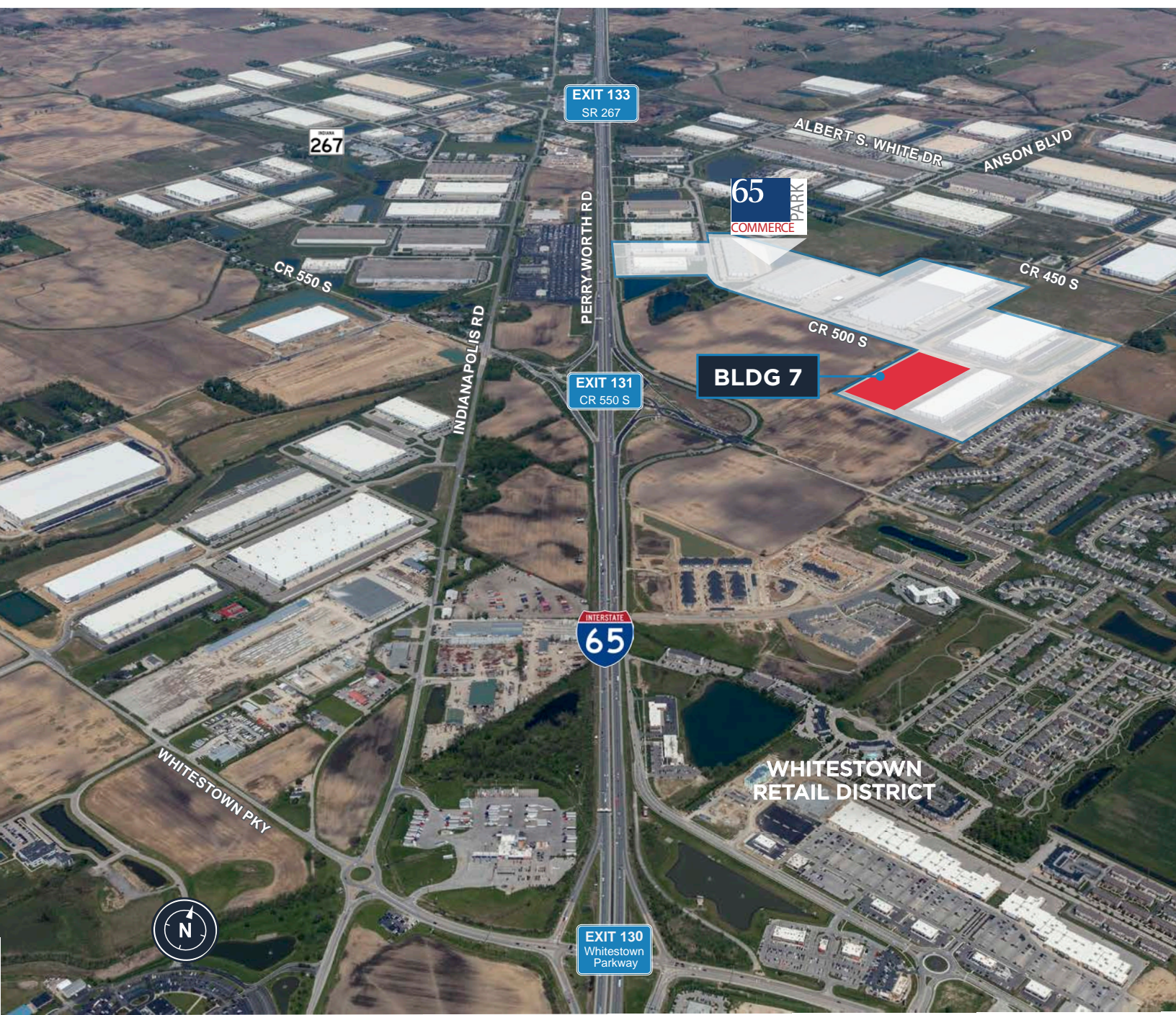
### BUILDING 7B OPTION

HEAVY TRAILER PARKING 122 TRAILER SPACES



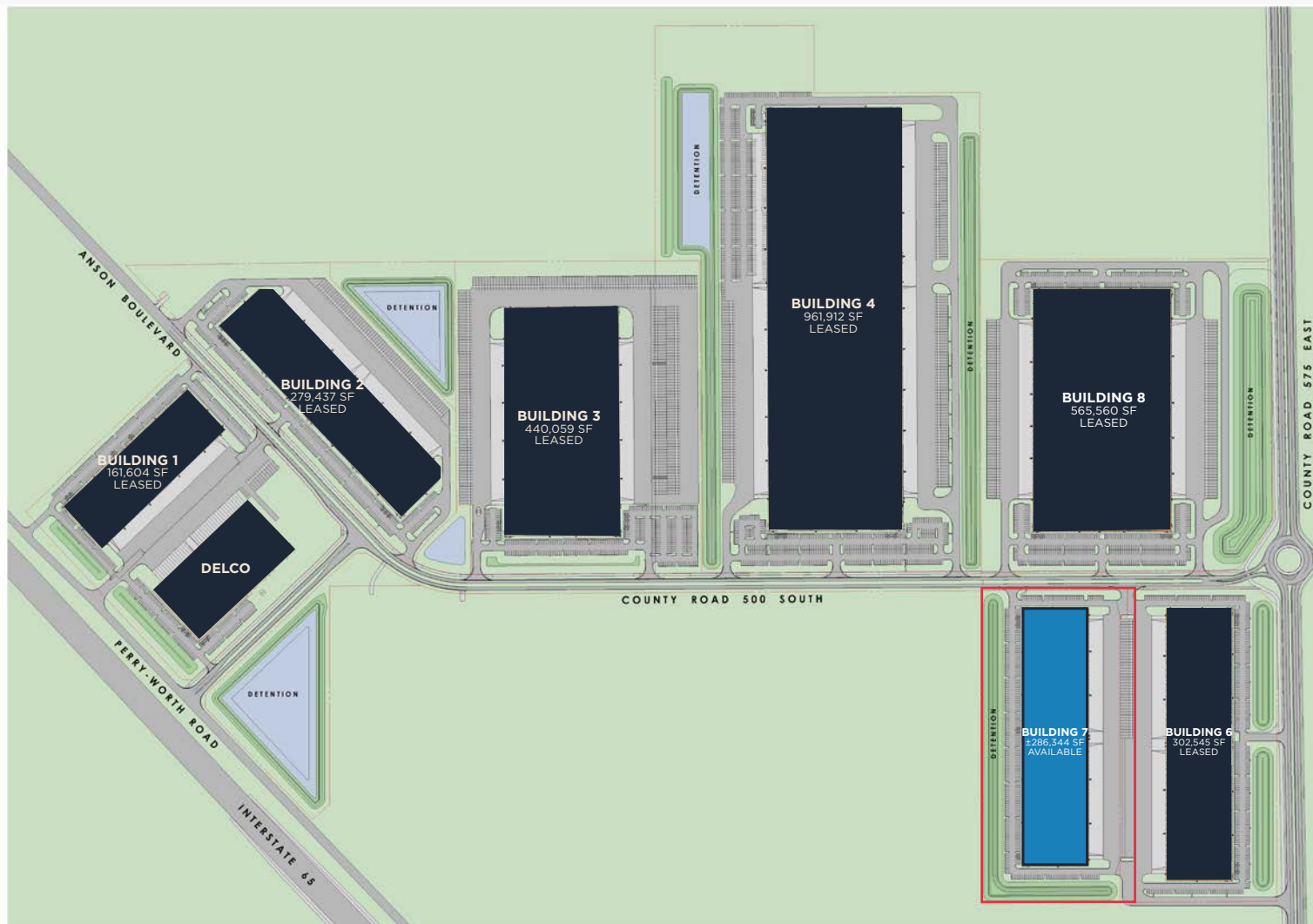


PRIME  
WHITESTOWN LOCATION





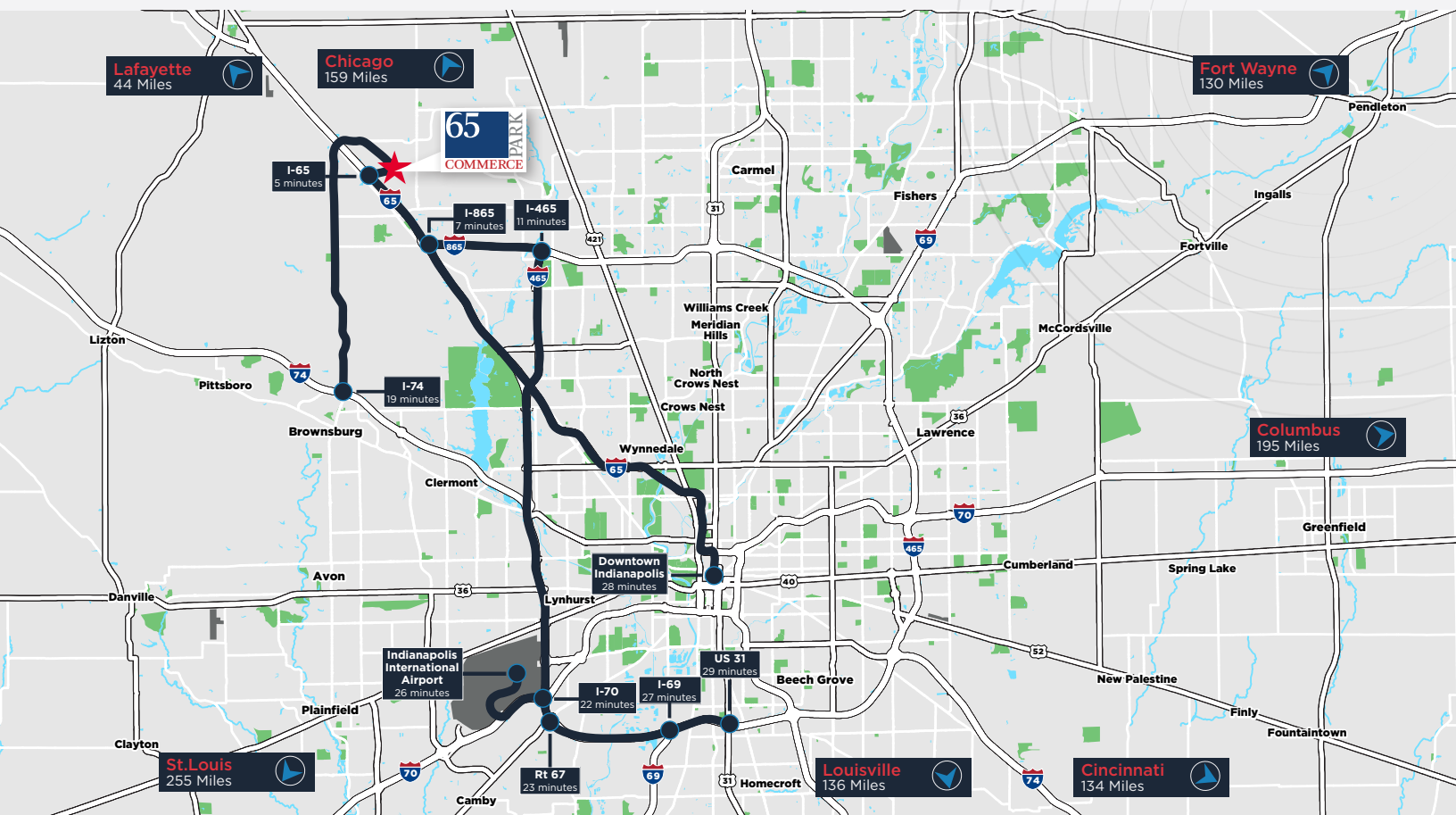
# 65COMMERCE PARK MASTER SITE PLAN



## MASTER PLANNED CLASS A LOGISTICS PARK

- Building 7 pad constructed
- Drainage, utilities and road infrastructure in place
- Development plan approval from Town of Whitestown in place

# NATIONAL CONNECTIVITY



- Conveniently located on the I-65 corridor
- 20-minute drive from downtown Indianapolis
- Less than 30 miles/minutes from Indianapolis International Airport, home of second largest FedEx hub in the world

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