



65
West **PARK**
COMMERCE

AVAILABLE | **Build-to-Suit & Lease**

- New modern bulk industrial development in Whitestown, IN
- Immediate access to interstate I-65 via new interchange
- Quick access to interstate I-65 via three interchanges
- Up to 1,000,000 SF sites now available
- Zoned light industrial
- 10-year real estate tax abatement

developed by:



**STRATEGIC CAPITAL
PARTNERS**

leased by:





For nearly a decade, Whitestown, IN has been the ***"Fastest Growing Community in Indiana"*** while retaining its small-town charm and agricultural roots.

45+ Restaurants **30+** Shops/Retail **13+** Miles of Trails **50+** Acres of Parks

Whitestown Amenities

Whitestown Parkway is booming with retail, restaurants, public services & other amenities as companies move in to serve the increasing number of residents in Whitestown, **more than 10,000 and growing.**

A The Shoppes at Whitestown

- Culvers
- Ashley Furniture
- Five Below
- Chicken Salad Chick
- Ulta
- UFC Gym
- Hobby Lobby
- Old Navy
- Denny's
- Burlington
- Shoe Dept
- Dollar Tree
- TJ Maxx
- Kirkland
- Torrid
- Ross
- Petco

B Anson at Whitestown

- Meijer
- Regions Bank
- McAlister's Deli
- Dunkin'
- AT&T
- Pet Supplies Plus
- T Mobile
- Smoothie King
- Circle K
- McDonald's
- IMCU
- Noble Roman's
- Classic Cleaners
- Sports Clips
- Goodwill

C The Marketplace at Anson

- Buffalo Wild Wings
- J&J Pancake House
- CVS
- Lowe's
- El Rodeo
- The Pub at Anson
- Great Clips
- State Bank
- Fifth Third Bank
- Thai Select

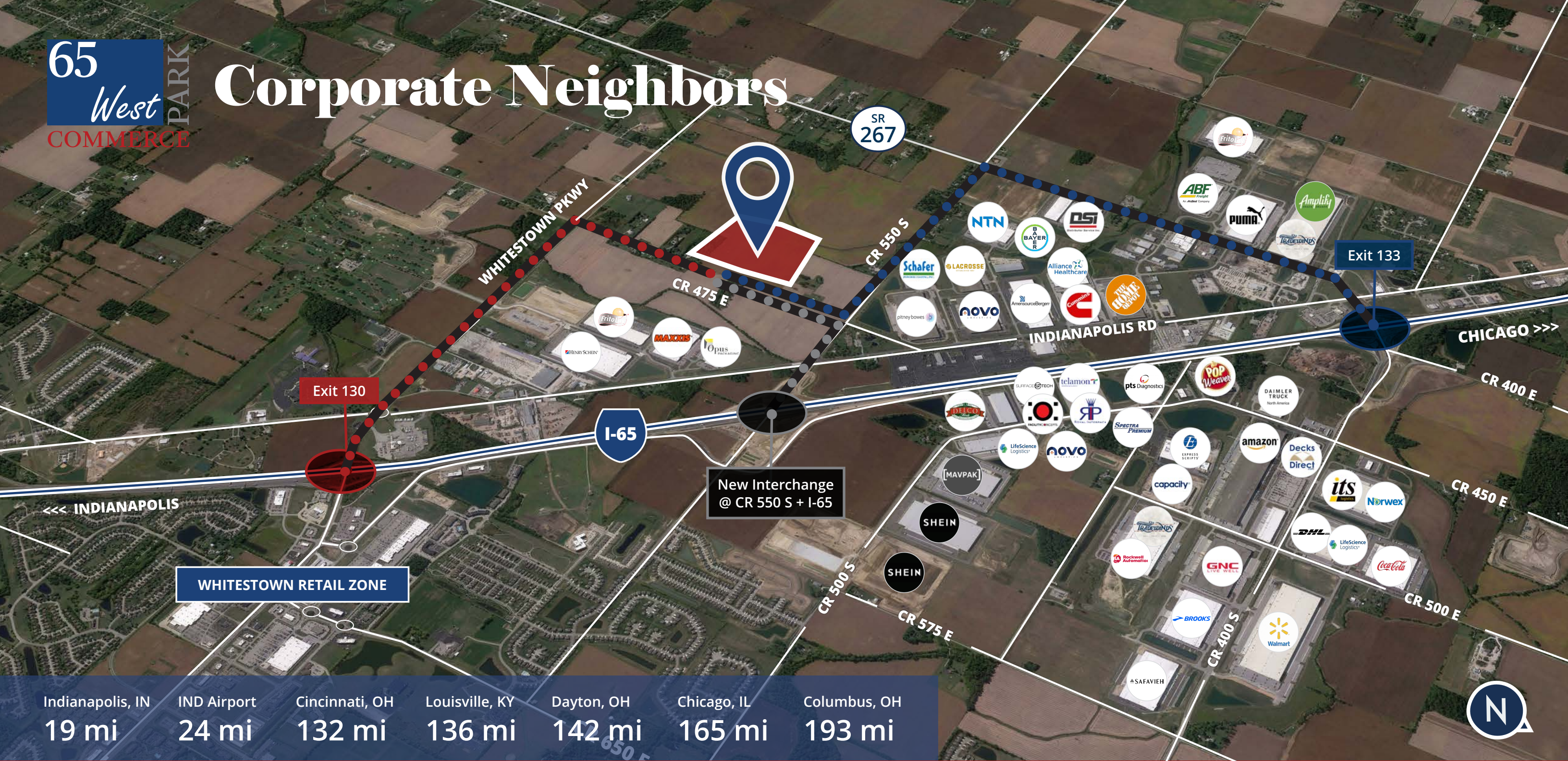
D The Shoppes at Anson

- Bank of America
- Verizon
- Chick-Fil-A
- Wendy's
- City Barbeque
- Cracker Barrel
- Panera
- Burger King
- Qdoba
- Taco Bell
- Starbucks
- Marathon

* Lodging

- Home2 Suites
- Woodspring Suites
- Hampton Inn
- Holiday Inn

Corporate Neighbors



Indianapolis, IN	IND Airport	Cincinnati, OH	Louisville, KY	Dayton, OH	Chicago, IL	Columbus, OH
19 mi	24 mi	132 mi	136 mi	142 mi	165 mi	193 mi

Unmatched Access

The Whitestown Corridor is comprised of large industrial and commercial areas, positioned along the I-65 Logistics Corridor. With a strong labor supply and immediate access to I-65, the site is an unparalleled location for doing business.

5 Interstate systems connect Whitestown to the nation

40+ Major metropolitan areas in an 8-hour drive

75% US & Canada population within a 1-day drive

IND
Indianapolis Int'l Airport

- FedEx's 2nd largest US distribution hub
- 8th largest freight airport in US
- 11 years straight "Best Airport in North America"



Park Overview

65Commerce Park West is a first class industrial & logistics park. Phase I will include up to three buildings with the ability to accommodate tenants from ±50,000 SF to ±1,000,000 SF. The site is located at the new 550 S interchange offering immediate access to I-65.

3 Proposed Buildings

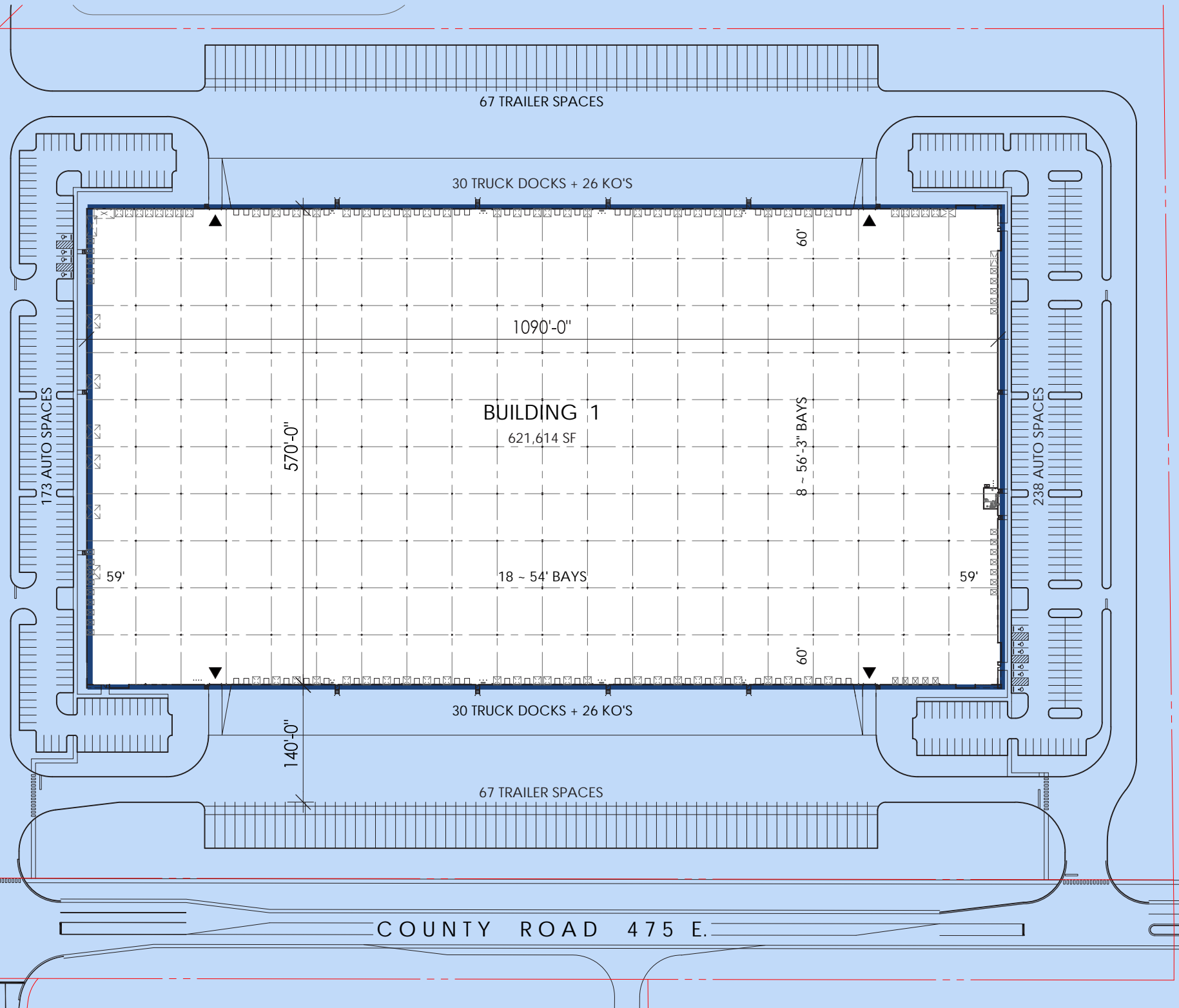
± 100.7 Total Acreage

1M+ Total SF Available



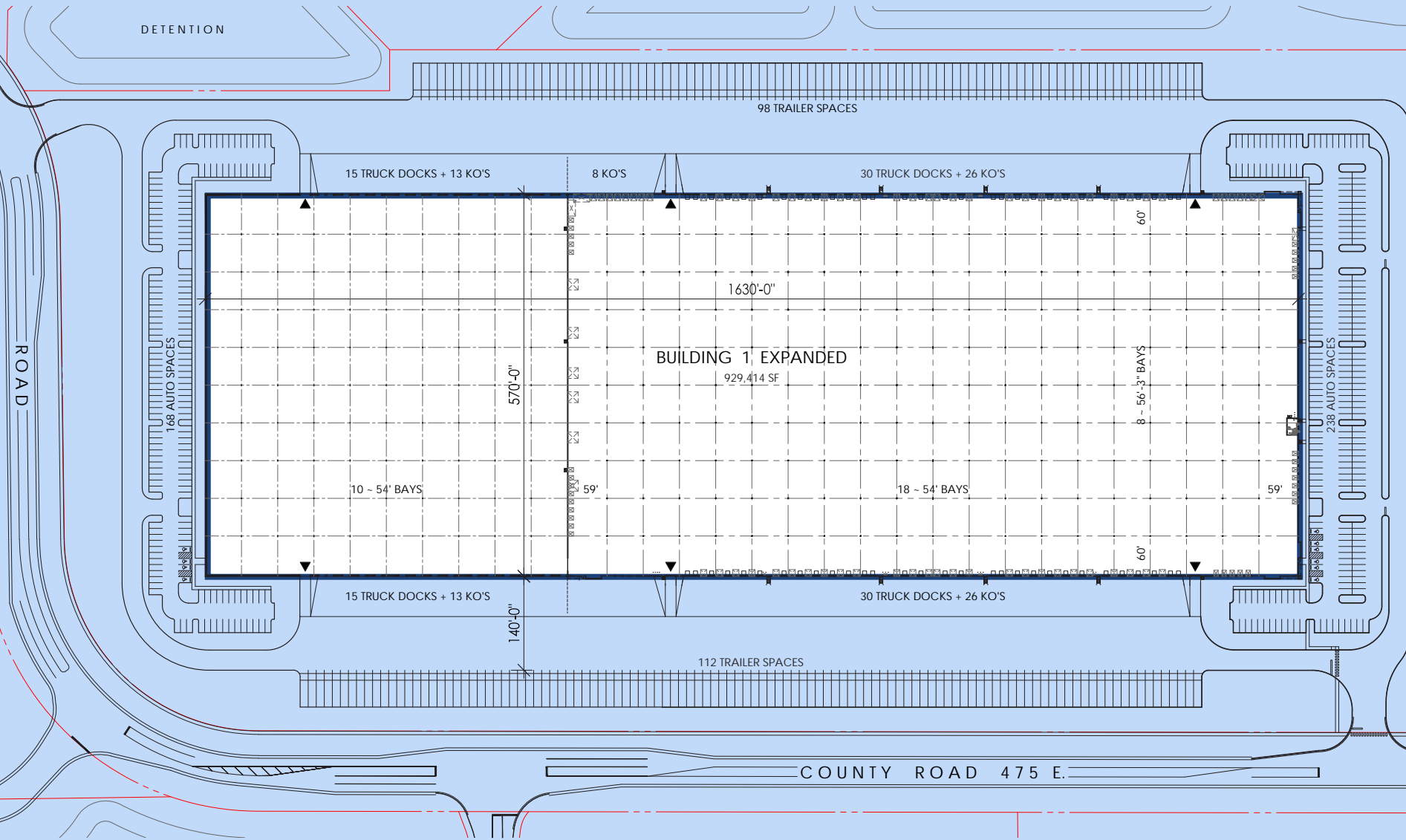
Building 1	621,614 SF
<i>Building 1 (expanded)</i>	<i>929,414 SF</i>
Building 2	182,518 SF
Building 3	200,200 SF

Building 1



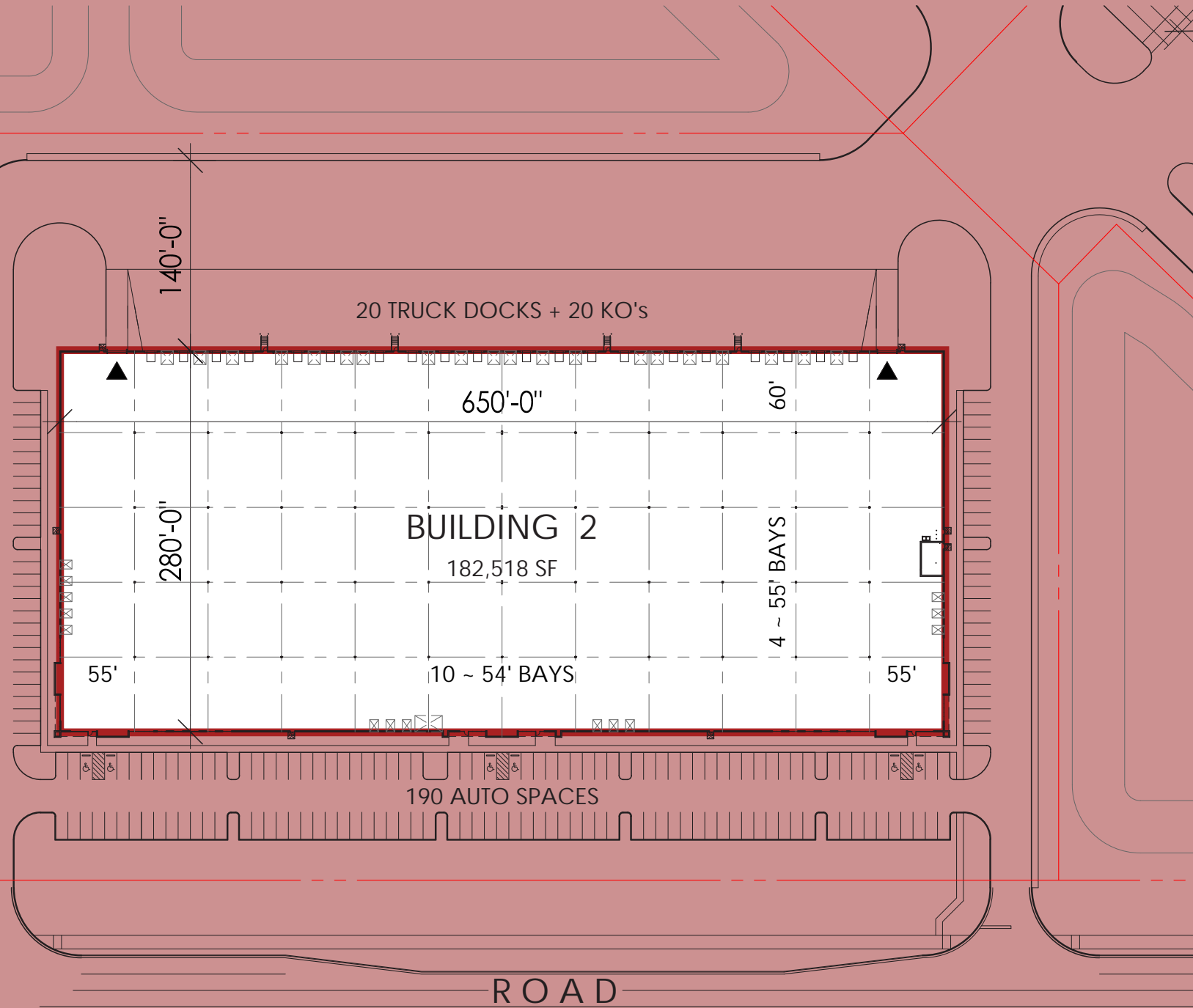
Total SF	621,614 SF
Acreage	± 36.67 acres
Building Dimensions	1,090' x 570'
Slab Construction	7" unreinforced, 4,000 psi concrete on 4" aggregate base
Clear Height	40'
Bay Sizes	54' x 56'-3" typ 59' x 56'-3" end bays 60' dock bays
Dock Doors	(60) 9' x 10' overhead doors (52) future knock-outs
Drive-In Doors	(4) 14' x 14' w/ electric operators
Dock Equipment	(60) dock positions w/ dock seals & bumpers 7' x 8', 40,000 lb. dock levelers
Roofing	Mechanically attached .45 mil TPO w/ R-20 insulation
Auto Parking	± 411 spaces
Trailer Parking	± 134 spaces
Truck Court Depth	195'
Electrical	(2) 1,600-amp service
Fire	ESFR

Building 1 (Expanded)



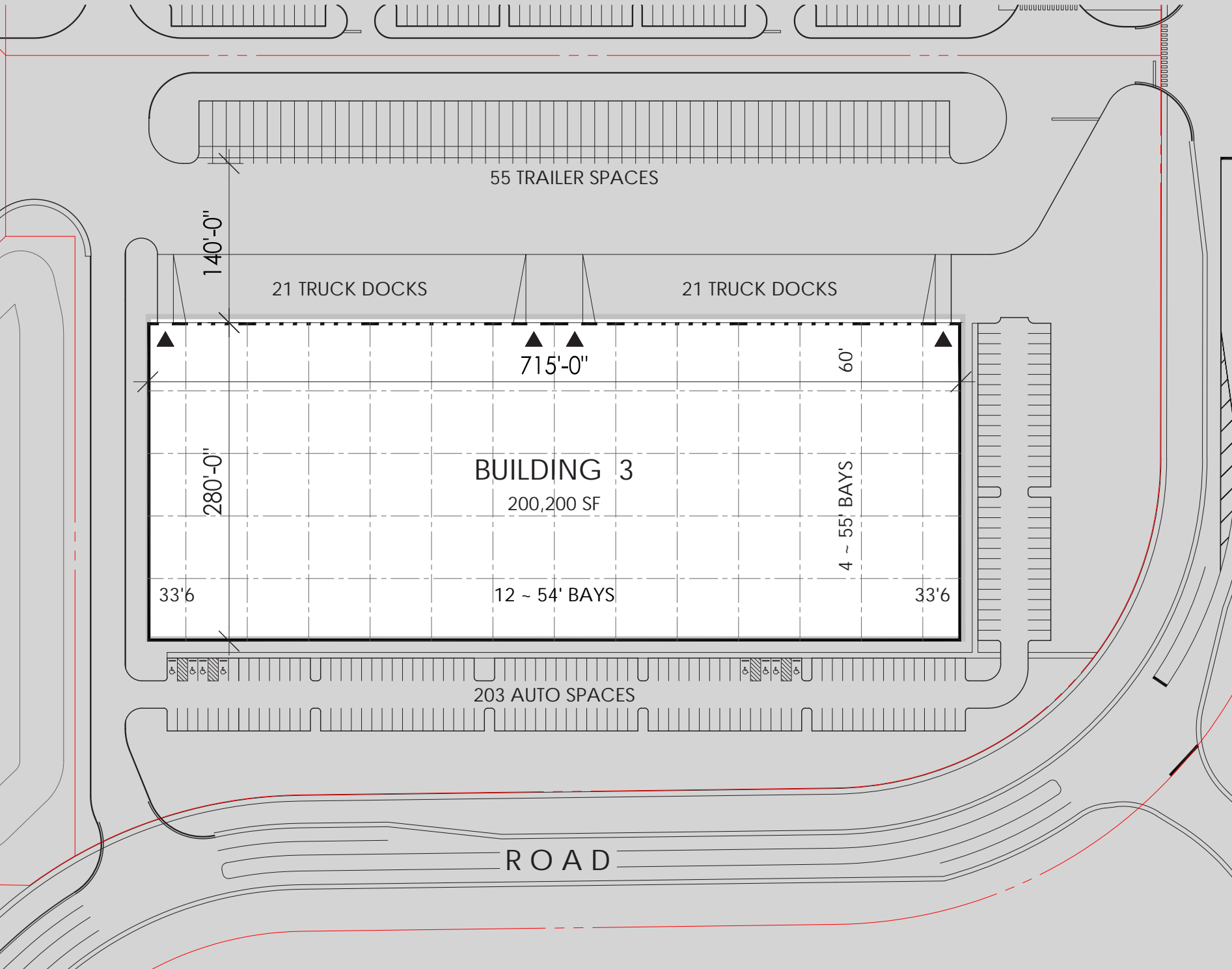
Total SF	929,414 SF
Acreage	± 46.73 acres
Building Dimensions	1,630' x 570'
Slab Construction	7" unreinforced, 4,000 psi concrete on 4" aggregate base
Clear Height	40'
Bay Sizes	54' x 56'-3" typ 59' x 56'-3" end bays 60' dock bays
Dock Doors	(90) 9' x 10' overhead doors (86) future knock-outs
Drive-In Doors	(6) 14' x 14' w/ electric operators
Dock Equipment	(90) dock positions w/ dock seals & bumpers 7' x 8', 40,000 lb. dock levelers
Roofing	Mechanically attached .45 mil TPO w/ R-20 insulation
Auto Parking	± 406 spaces
Trailer Parking	± 210 spaces
Truck Court Depth	195'
Electrical	(2) 1,600-amp service
Fire	ESFR

Building 2



Total SF	182,518 SF
Acreage	±10.15 acres
Building Dimensions	280' x 650'
Slab Construction	7" unreinforced, 4,000 psi concrete on 4" aggregate base
Clear Height	32'
Bay Sizes	54' x 55' typ 55' x 55' end bays 60' dock bays
Dock Doors	(20) 9' x 10' overhead doors (44) future knock-outs
Drive-In Doors	(2) 14' x 14' w/ electric operators
Dock Equipment	(20) dock positions w/ dock seals & bumpers 7' x 8', 40,000 lb. dock levelers
Roofing	Mechanically attached .45 mil TPO w/ R-20 insulation
Auto Parking	± 190 spaces
Trailer Parking	NA
Truck Court Depth	140'
Electrical	(2) 800-amp service
Fire	ESFR

Building 3



Total SF	200,200 SF
Acreage	±14.06 acres
Building Dimensions	715' x 280'
Slab Construction	7" unreinforced, 4,000 psi concrete on 4" aggregate base
Clear Height	32'
Bay Sizes	54' x 55' typ 33'6" x 55' end bays 60' dock bays
Dock Doors	(20) 9' x 10' overhead doors (22) future knock-outs
Drive-In Doors	(2) 14' x 14' w/ electric operators
Dock Equipment	(20) dock positions w/ dock seals & bumpers 7' x 8', 40,000 lb. dock levelers
Roofing	Mechanically attached .45 mil TPO w/ R-20 insulation
Auto Parking	± 203 spaces
Trailer Parking	55 spaces
Truck Court Depth	195'
Electrical	(2) 800-amp service
Fire	ESFR



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COMMERCE

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