

FOR LEASE

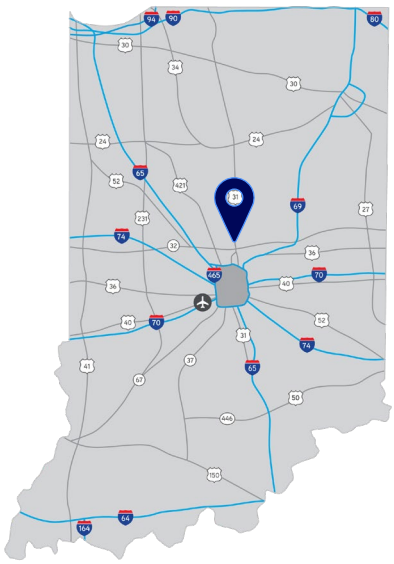
16467 Southpark Dr

Westfield, IN



±22,500 SF Spec Development Underway

- **Building 2:** Delivery end of November 2026
- ±22,500 SF building available for lease, divisible to ±11,250 SF suites
- 2,030 SF Office
- 4 Docks and 2 Drive-ins
- 20'-22' clear height
- Immediate access to US-31
- 10-year tax abatement in place
- Ideally situated near numerous retailers and restaurants



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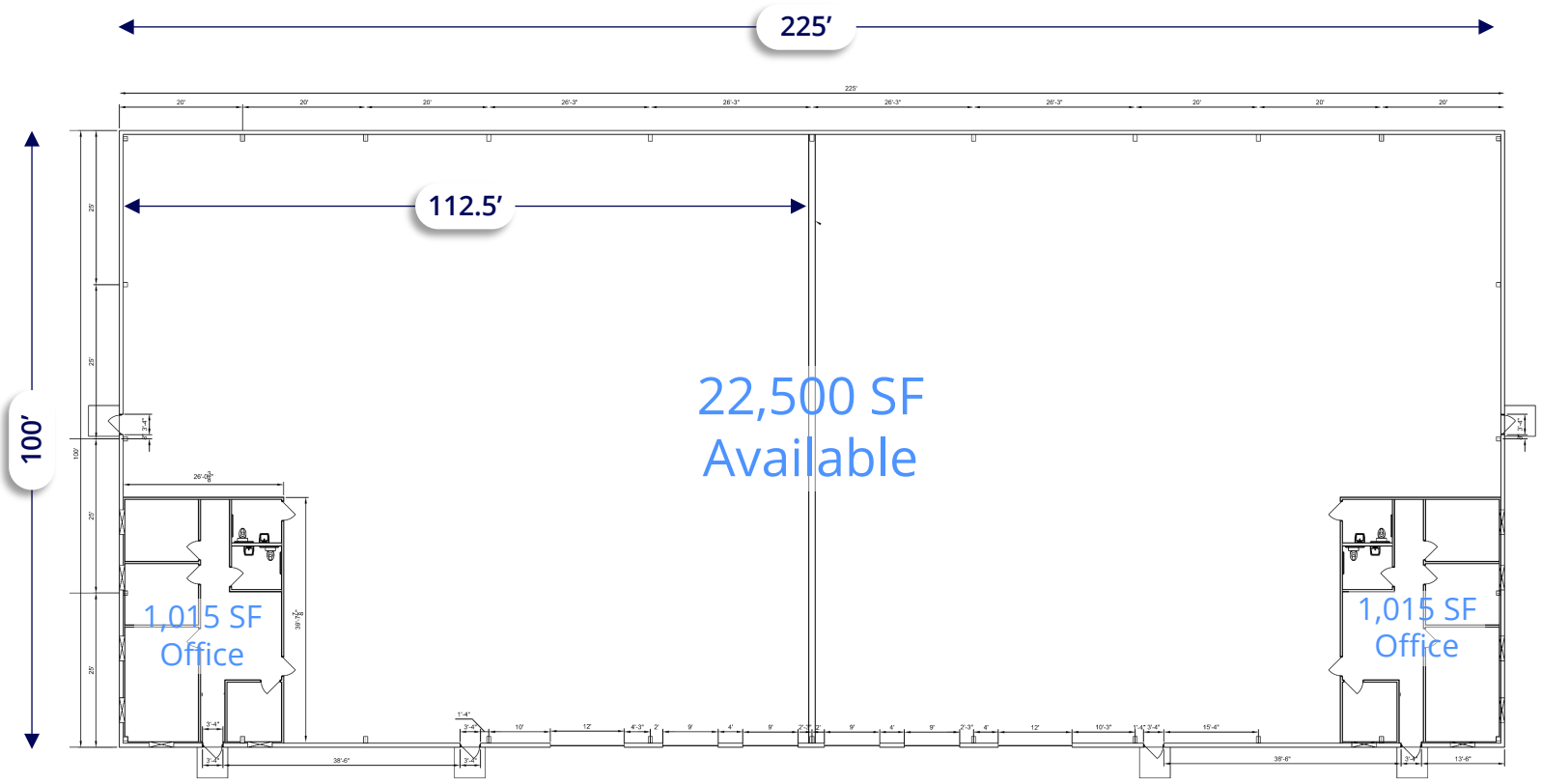
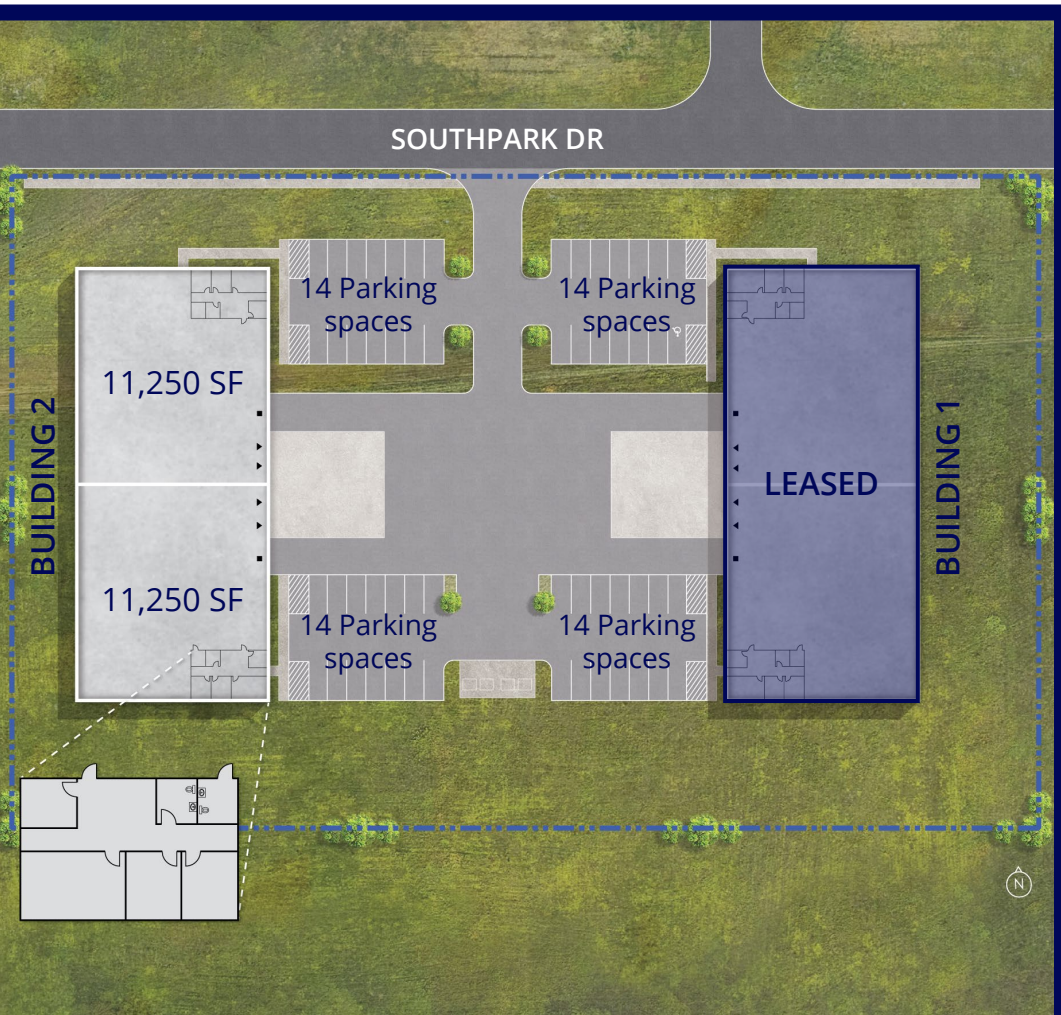
Building 2 Floor Plan + Specifications

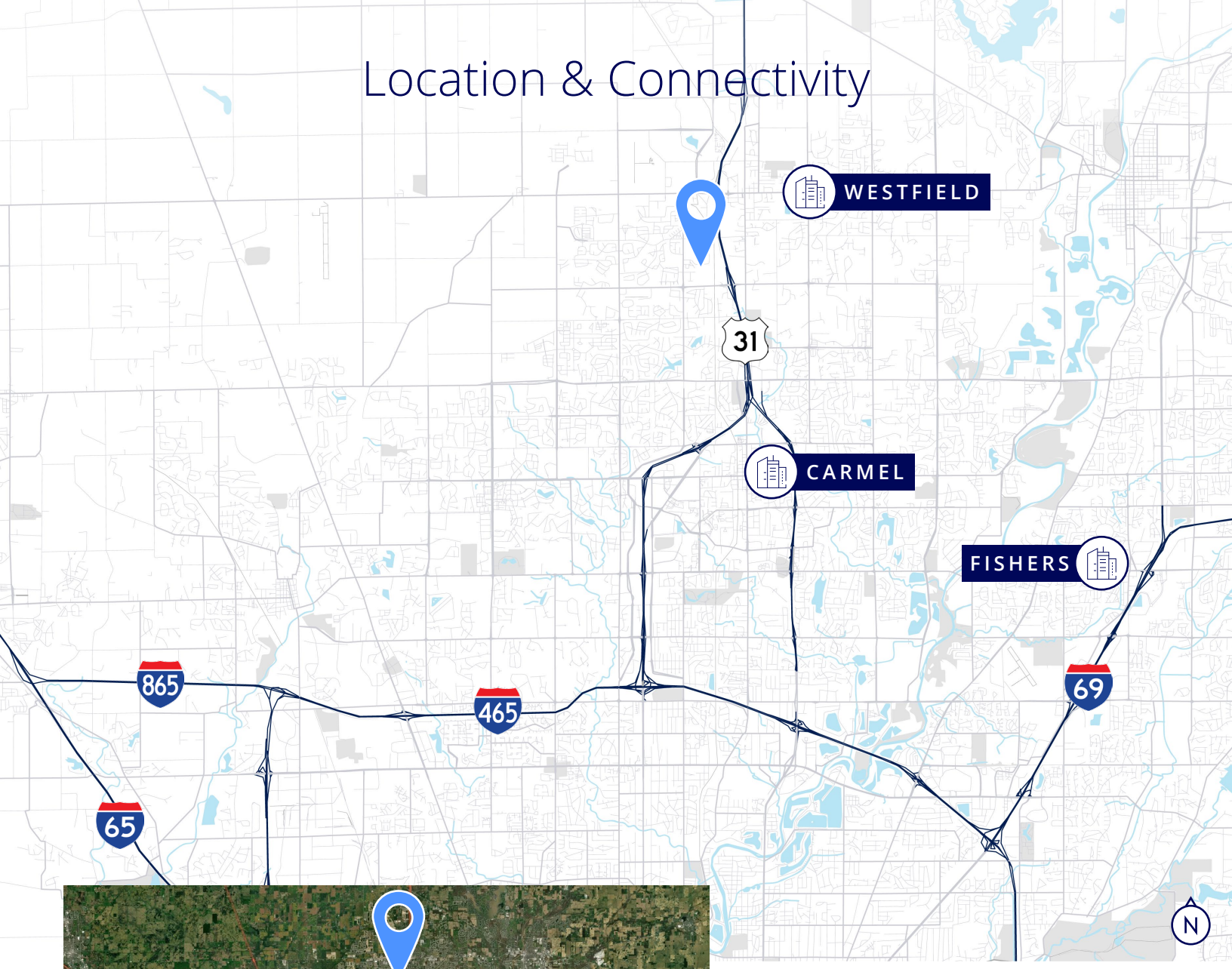


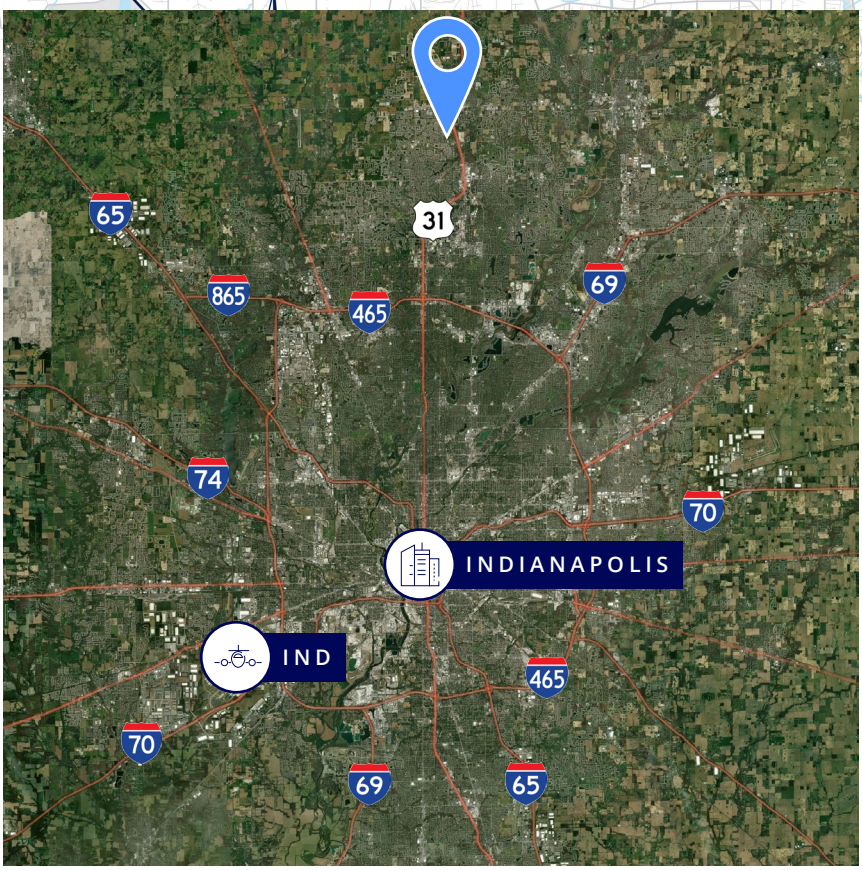


BUILDING 2 SPECS

Building SF	22,500 SF (100’ x 225’) (2) 11,250 SF suites
Office SF	±1,015 SF per suite
Columns	Clear span
Dock Doors	(2) 9’ x 10’ per suite
Drive-in Doors	(1) 14’ x 14’ per suite
Clear Height	20’ – 22’
Power	400 amps, 120/208 V, 3-phase
Floor	7’ concrete slab
Lighting	LED with motion sensors
Parking	28 auto spots per building

Location & Connectivity





US 31	1.5 mi
I-465	8.4 mi
I-69	12.0 mi
I-70	17.0 mi
I-65	18.0 mi
Downtown Indianapolis	20.0 mi
Indianapolis Int'l Airport	34.0 mi

Why Indiana

INDIANAPOLIS INT'L AIRPORT

IND

- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"

INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport



INDIANA ROADS — UNRIVALED LOGISTICS CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network *(Inland Freight Distribution Cluster)*
- 40+ major cities & 75% of U.S. population within 1-day drive
- 4th busiest state for commercial freight traffic

INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

Indiana's industrial market is more that stable—**it's strategically positioned for long-term growth**, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem

sources: Forbes Magazine, Site Selection Magazine, Business Facilities



NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing $8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

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