

65 West COMMERCE PARK

AVAILABLE | FOR LEASE

- **Site work underway: Buildings 1 & 2 delivering Q2 2027**
- Building 3 available for BTS (up to 200,200 SF)
- New modern bulk industrial development in Whitestown, IN
- Immediate access to interstate I-65 via new interchange
- Up to 1,000,0000 SF sites now available
- Zoned light industrial
- 10-year real estate tax abatement

developed by:

STRATEGIC CAPITAL PARTNERS

leased by:

Colliers





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

45+	30+	13+	50+
Restaurants	Shops/Retail	Miles of Trails	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
- Chicken Salad Chick
- Hobby Lobby
- Burlington
- TJ Maxx
- Ross
- Ashley Furniture
- Ulta
- Old Navy
- Shoe Dept
- Kirkland
- Petco
- Five Below
- UFC Gym
- Denny's
- Dollar Tree
- Torrid

B Anson at Whitestown

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

C The Marketplace at Anson

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

D The Shoppes at Anson

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

* Lodging

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



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"



65 West PARK
COMMERCE

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.

Building 1	621,830 SF
Building 1 (expanded)	*929,414 SF*
Building 2	182,563 SF
Building 3	200,200 SF

Construction Schedule

Building 1

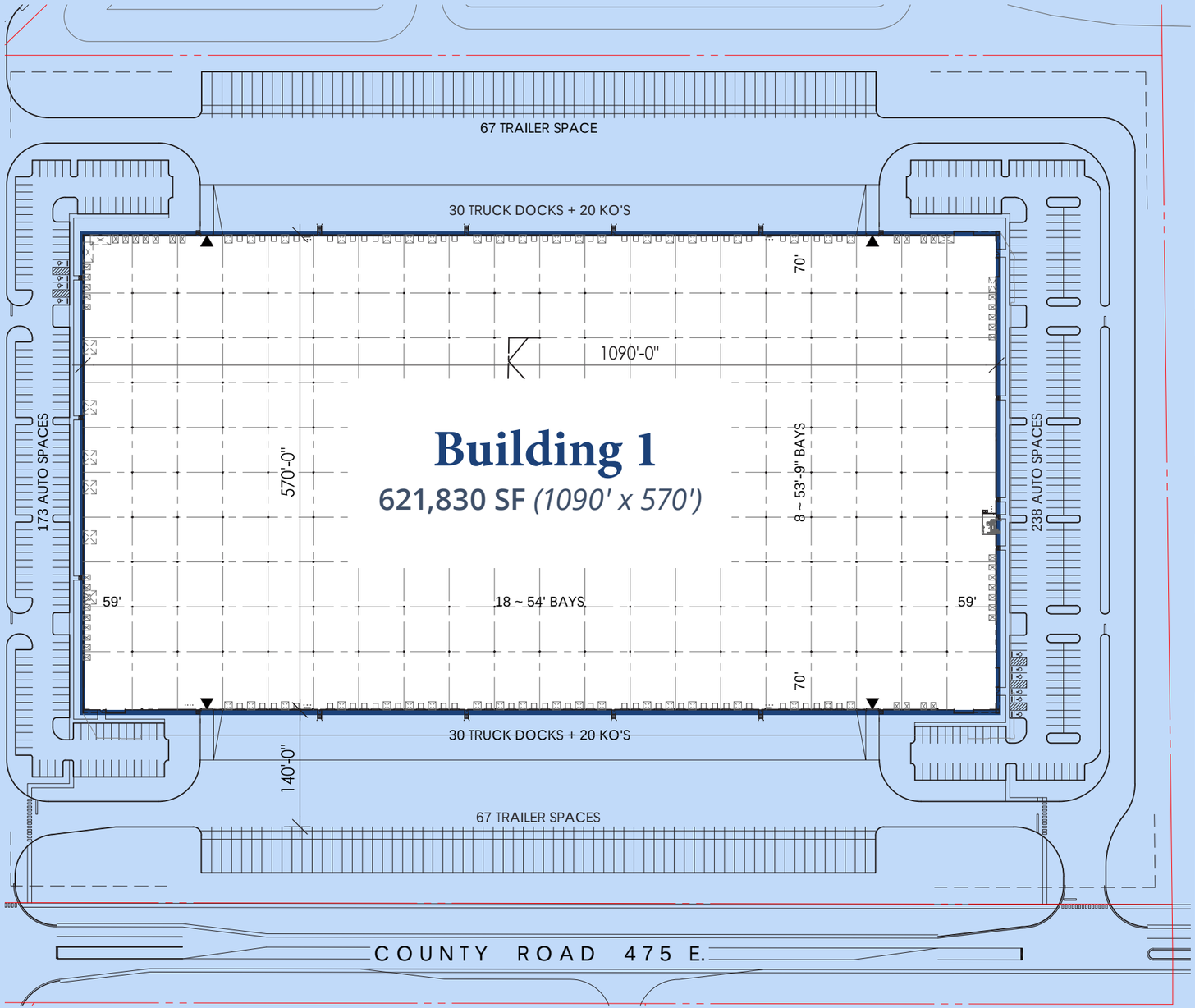
Site Work	**IN PROGRESS**
Precast Installation	**JAN 2026**
Steel Framed	**FEB 2027**
Roof Installation	**APR 2027**
Slab Installation	**MAY 2027**
Substantial Completion	**JUL 2027**

Building 2

Site Work	**IN PROGRESS**
Precast Installation	**MAR 2027**
Steel Framed	**MAR 2027**
Roof Installation	**APR 2027**
Slab Installation	**MAY 2027**
Substantial Completion	**JUN 2027**

65 West COMMERCE PARK

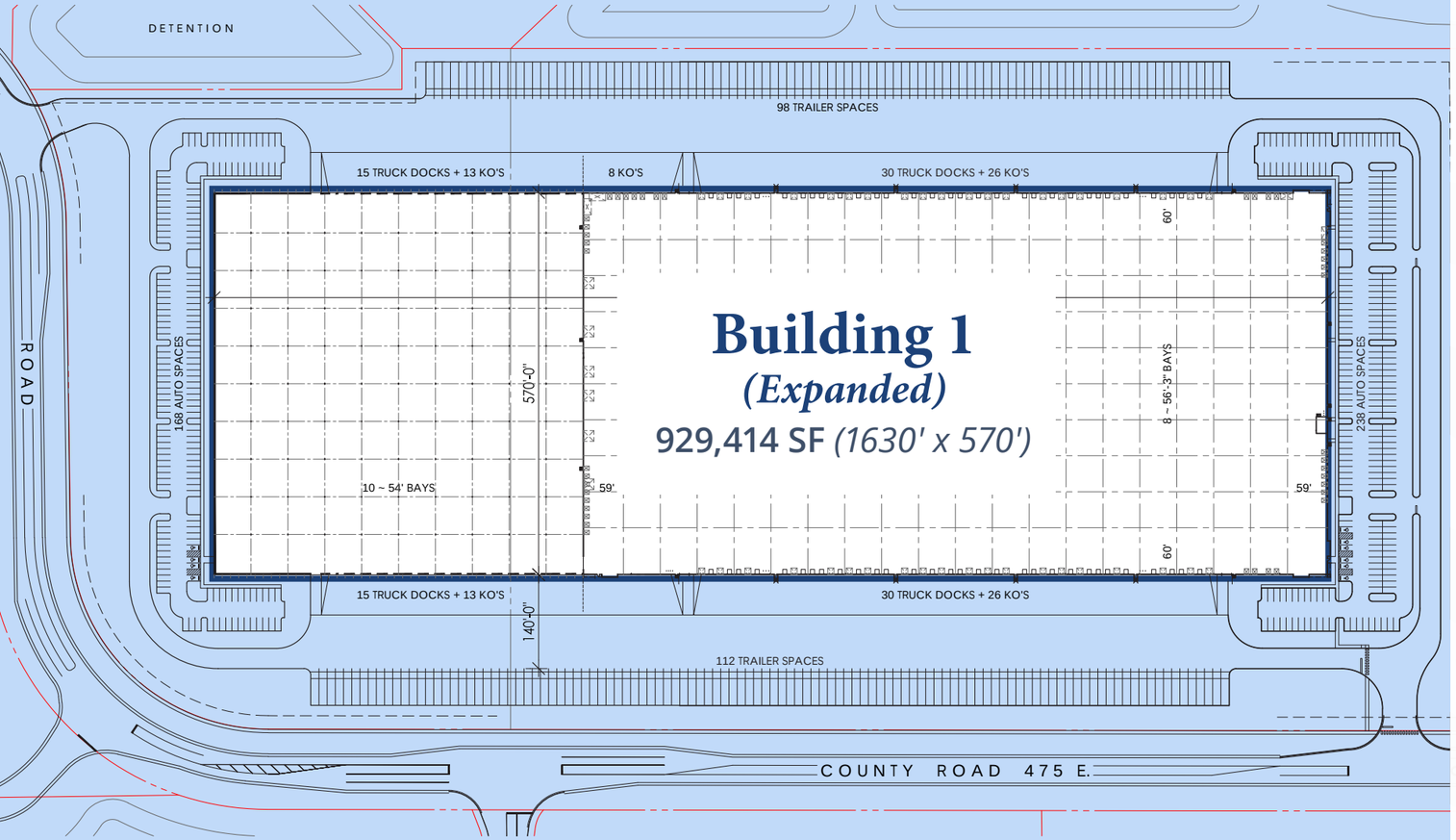
Building 1



Total SF	621,830 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 53'-9” typ 59’ x 53'-9”’ end bays 70’ dock bays
Dock Doors	(60) 9’ x 10’ overhead doors (52) future knock-outs
Drive-In Doors	(4) 12’ 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	6,000 amps | 480/277 volt
Fire	ESFR

65 West COMMERCE PARK

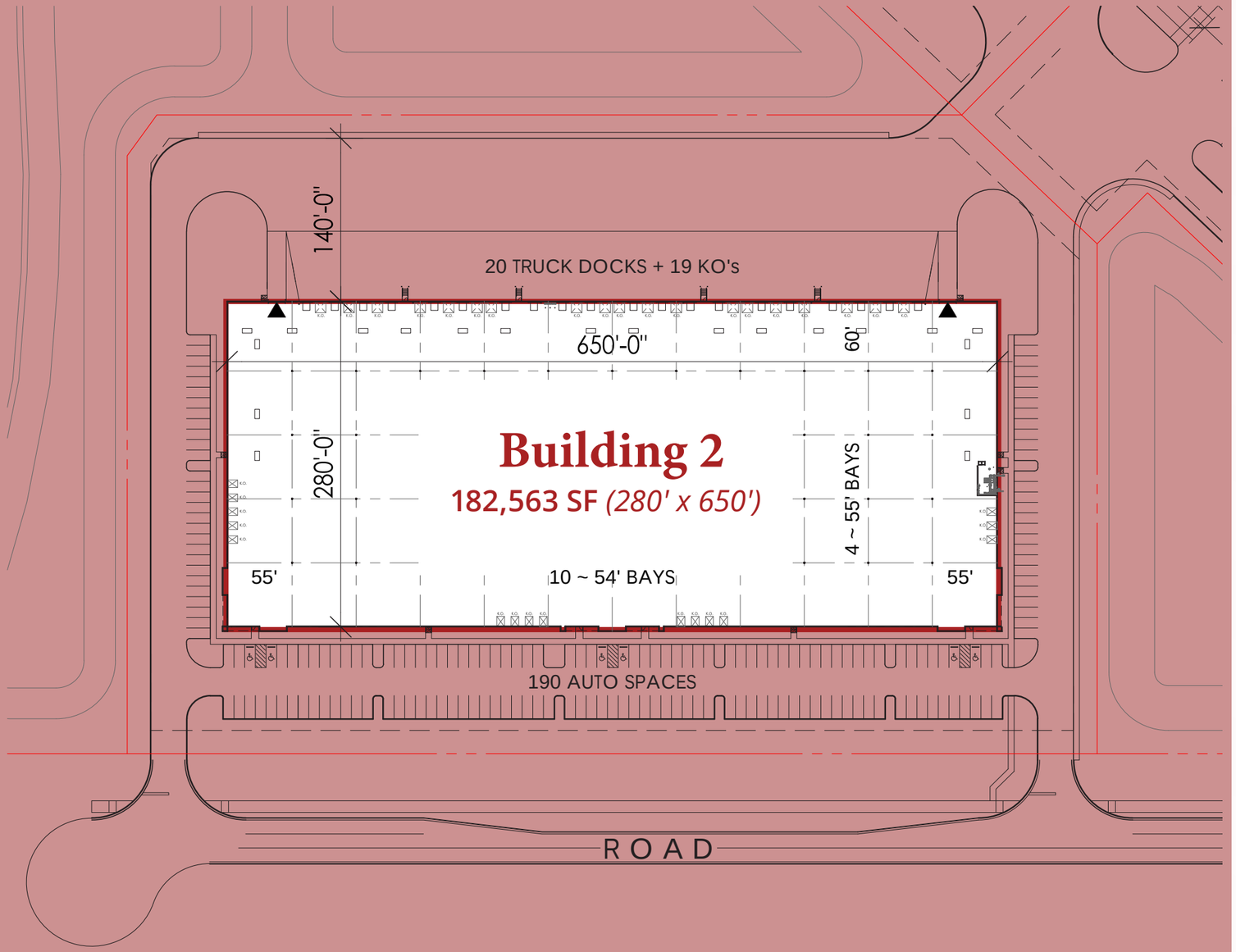
Building 1 *(Expanded)*



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) 12' 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	6,000 amps | 480/277 volt
Fire	ESFR

65 West COMMERCE PARK

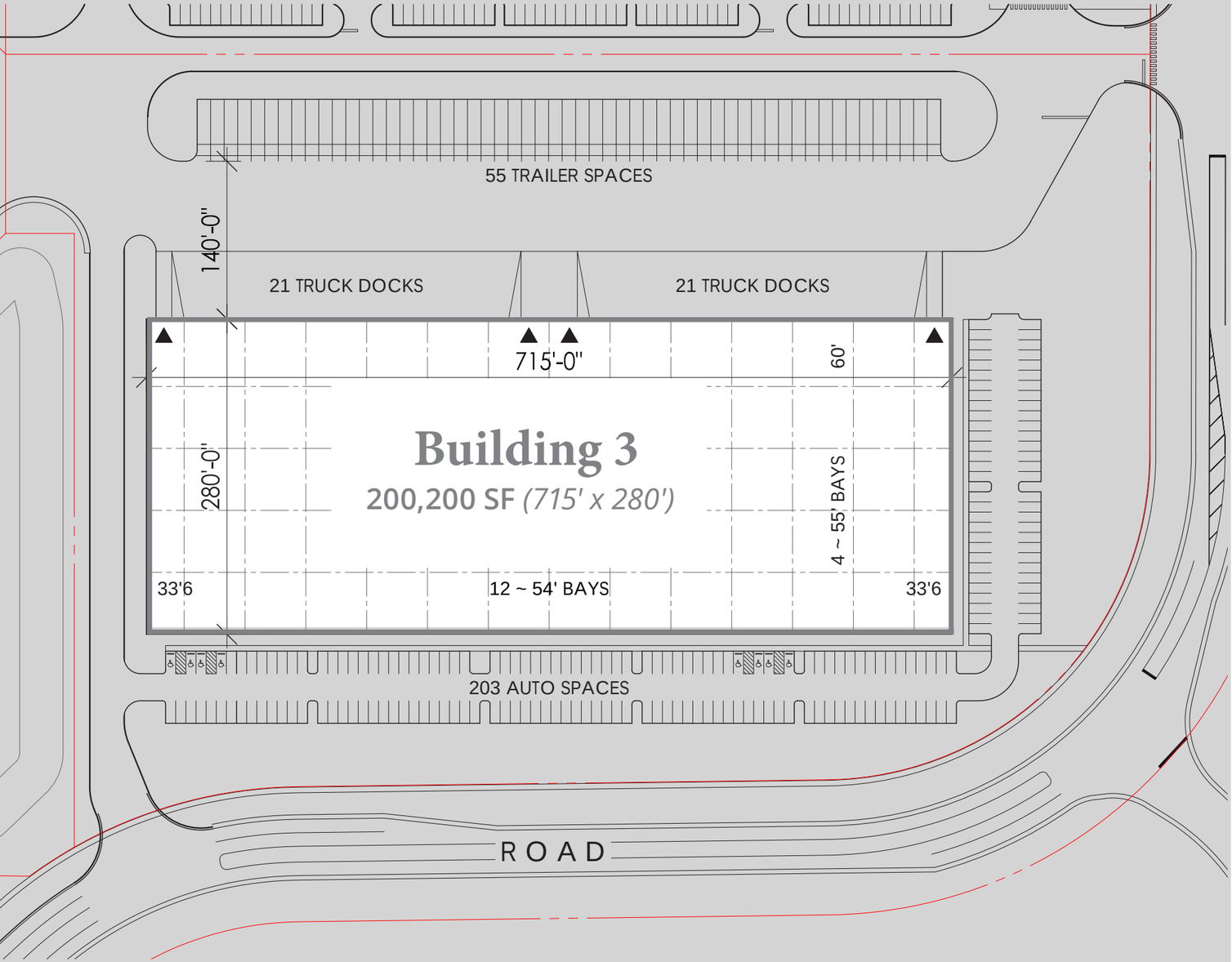
Building 2



Total SF	182,563 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) 12’ 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	4,000 amps | 480/277 volt
Fire	ESFR

65 West COMMERCE PARK

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) 12’ 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



65 West COMMERCE PARK

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