

AVAILABLE IMMEDIATELY



# NORTHPOINT

• 20220 FENSIDE XING, WESTFIELD, IN •

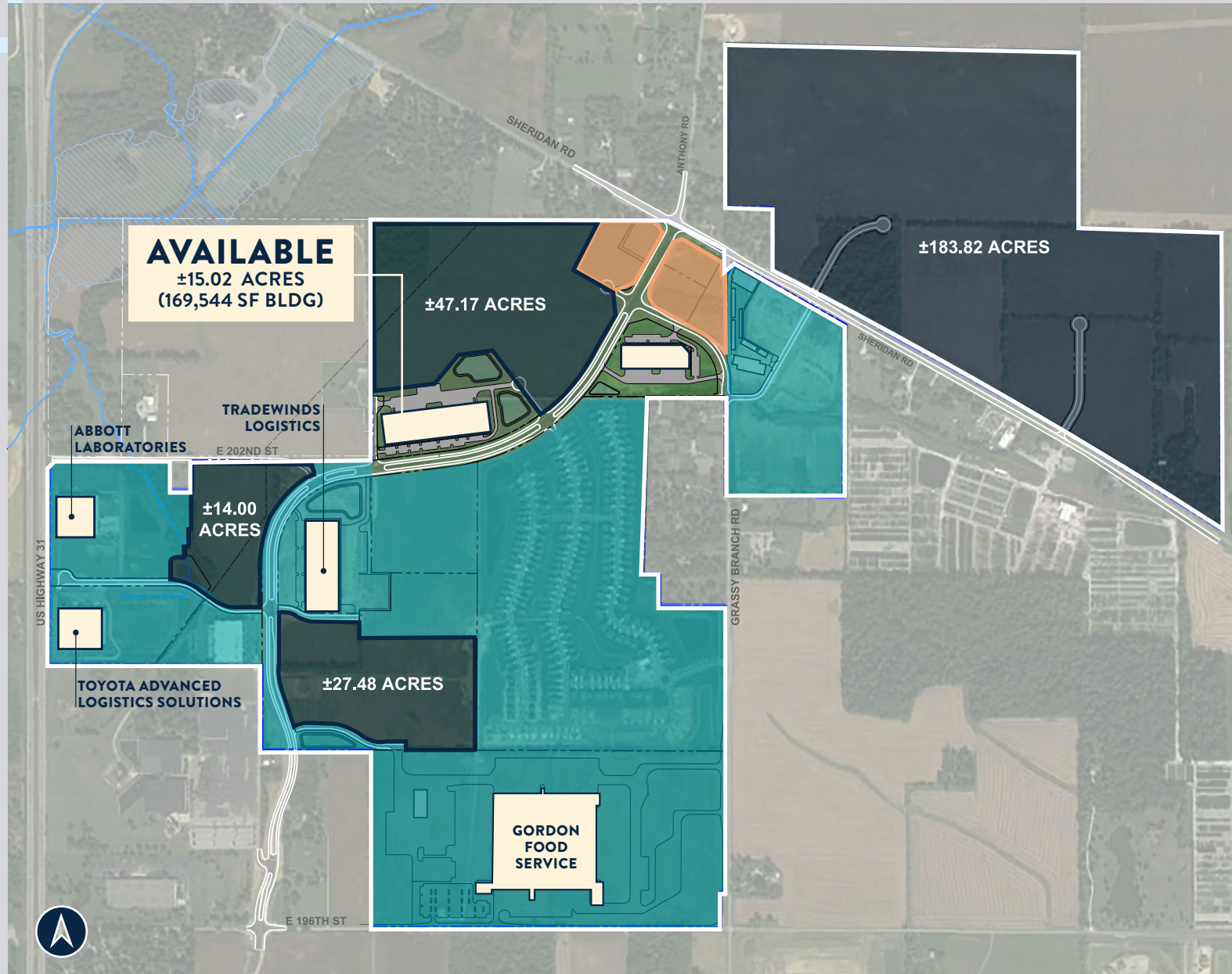
**NORTHPOINT, WESTFIELD, IN**  
**±300-ACRE INDUSTRIAL PARK**

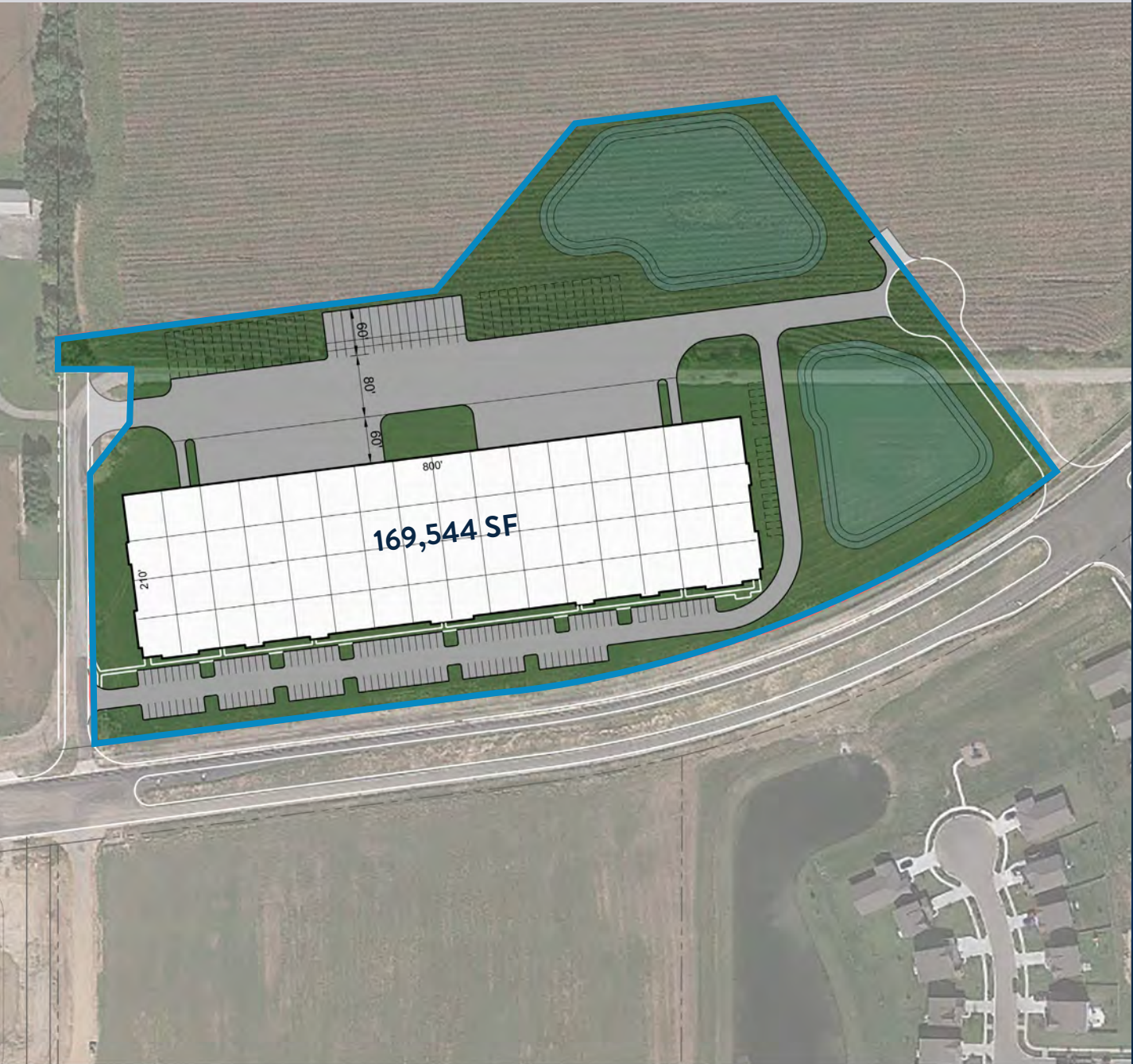


Earn an **additional \$2** for every square foot you lease **before 3/31/2024.**

# MASTER PLAN

-  AVAILABLE FOR SALE
-  FUTURE RETAIL
-  SOLD & OPTIONED BY OTHERS





# 169,544 SF BUILDING

10 Year

10% Graduated Tax Abatement

## BUILDING SPECS:

- Divisible to  $\pm 40,000$  SF
- $\pm 15.02$  Acres
- 32' Clear
- Dock Doors: 16; Max 48
- Drive-In Doors: 2; Max 4
- Car Parking: 125; max of 144
- Trailer Parking: 15; Max 45
- Available Immediately

## **STRONG POINTS**

**11**

MINUTE DRIVE TO I-465

**25**

MINUTE DRIVE TO DOWNTOWN INDIANAPOLIS

**30**

MINUTE DRIVE TO THE INDIANAPOLIS INTERNATIONAL AIRPORT

**300**

ACRES OF PRIME MIXED-USE SPACE AVAILABLE AND DIRECTLY ADJACENT TO THE BRAND-NEW, HIGHLY TRAFFICKED US 31

# THE FUTURE HUB OF TECH AND ADVANCED MANUFACTURING IN CENTRAL INDIANA

### **VERSATILE SPACE**

- Flexible design allows for multiple uses
- Plans include buildings from 25,000 sq. ft. to 300,000 sq. ft. in size

### **STRONG LABOR POOL**

- Access to a high-quality workforce in various communities
- Includes a diverse and growing mix of blue and white-collar workers



Carmel

Fishers

Brownsburg

INDIANAPOLIS

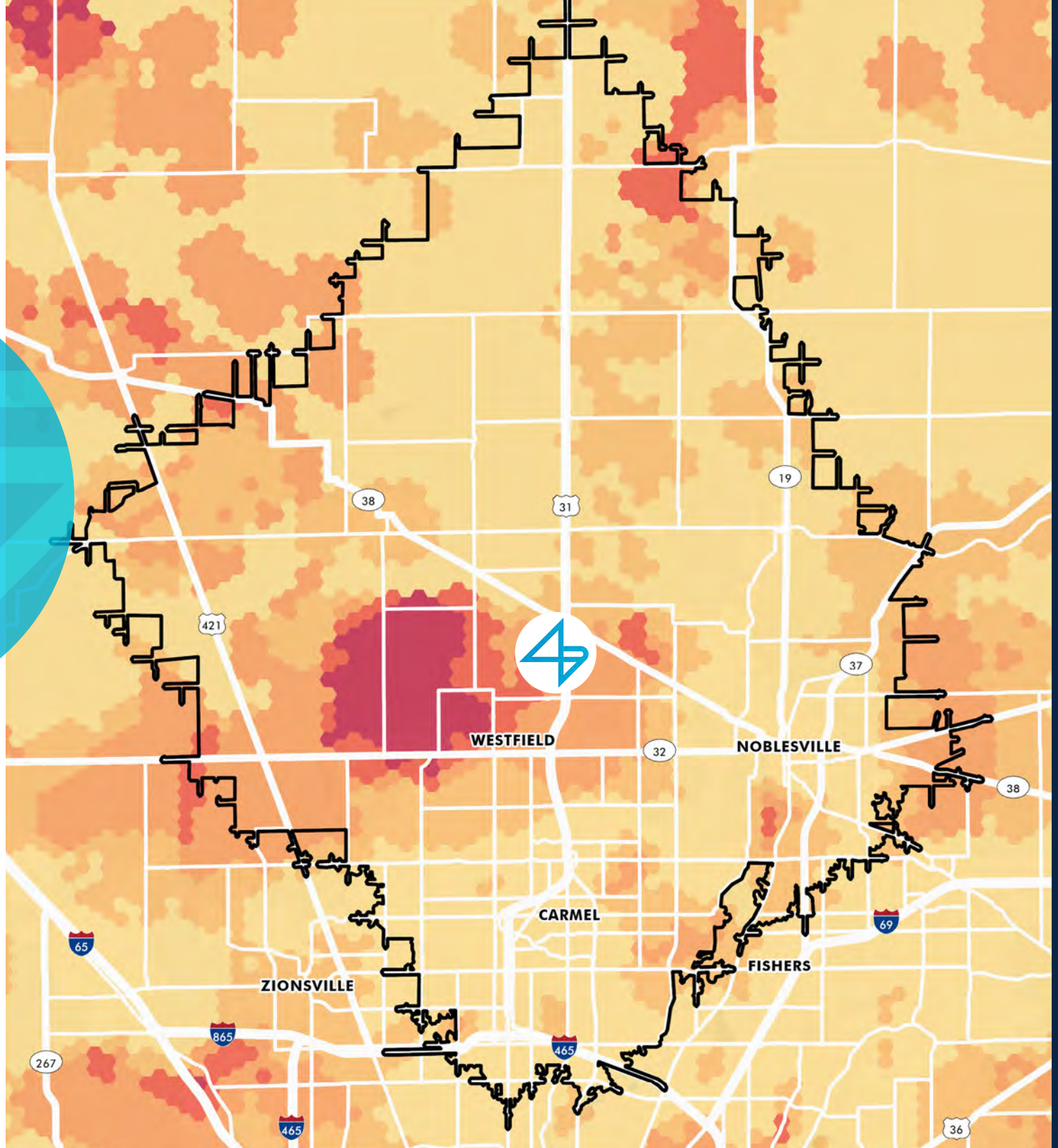
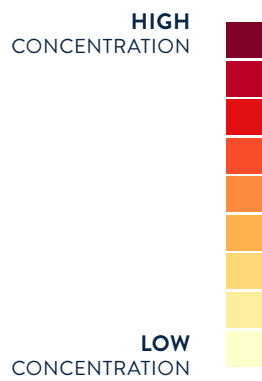
Plainfield

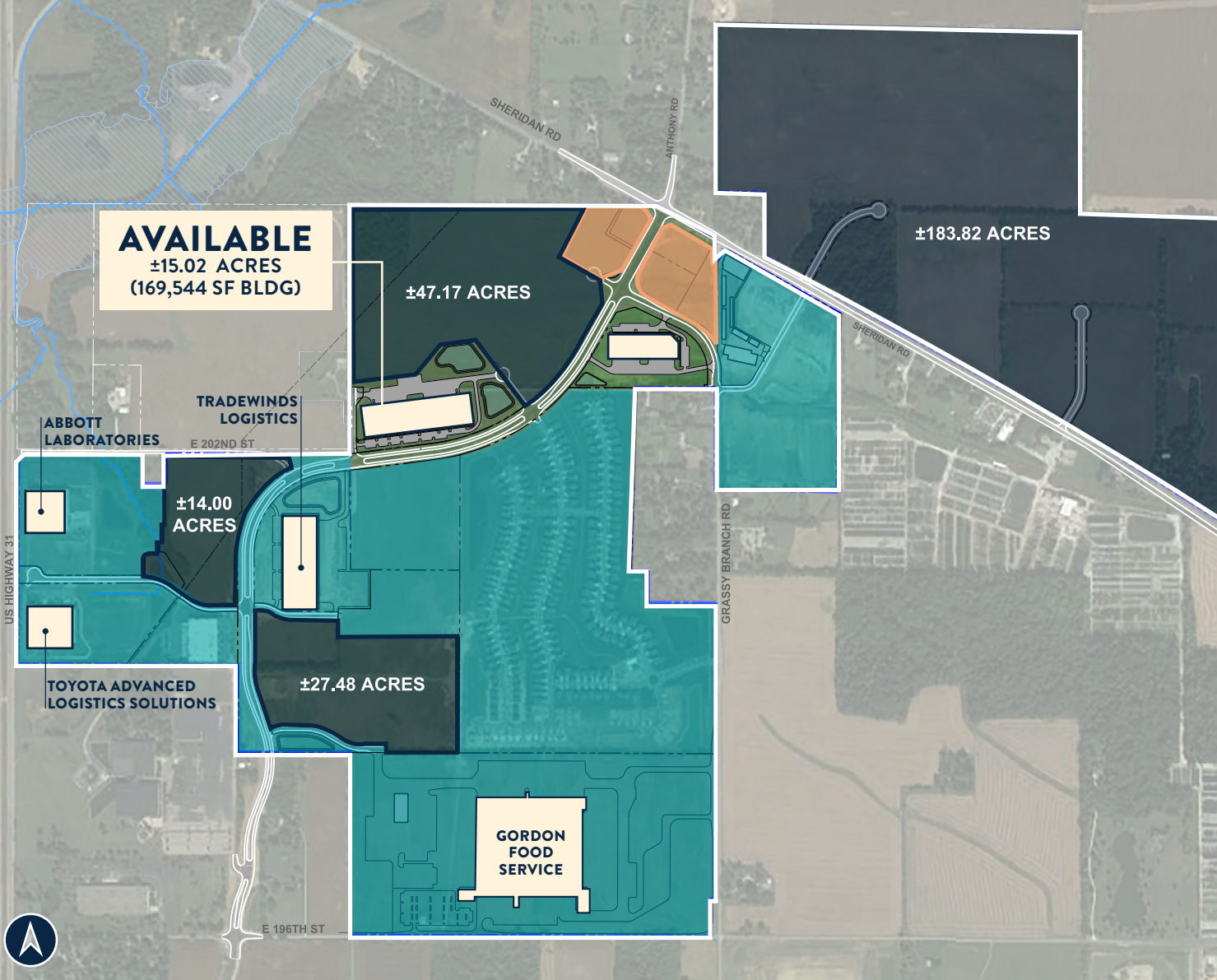
Greenwood

Franklin

# LABOR HEAT MAP

23,654  
EMPLOYEES  
WITHIN  
30 MINUTE  
COMMUTE





# NORTHPOINT

• WESTFIELD, IN •

## MARK WRITT

CBRE, Executive Vice President  
 Direct +1 317 269 1029  
 Mobile: +1 317 696 1029  
 Mark.Writt@cbre.com

## CHRIS WILKES

Partner, Senior Vice President  
 Direct +1 317 548 4231  
 Mobile +1 317 710 6190  
 cwilkes@holladayproperties.com

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**CBRE**

**HOLLADAY PROPERTIES**