



NORTHPOINT THREE

NPWESTFIELD.COM

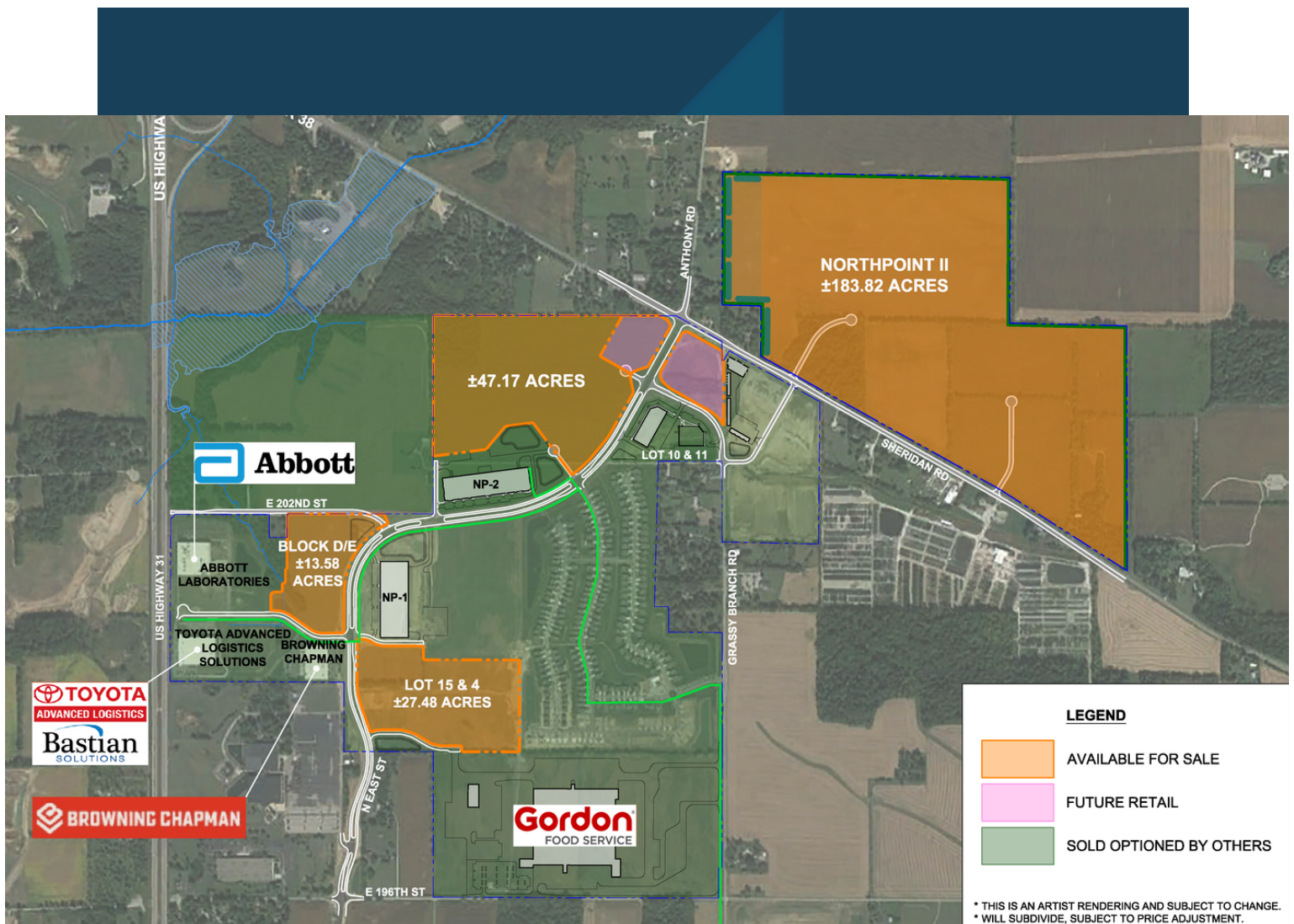


HOLLADAY
PROPERTIES



MASTER PLAN

Nestled within the thriving landscape of Westfield, Indiana, Northpoint emerges as a 300-acre mixed-use park poised to catalyze ambitious growth and innovation. Situated along the newly established US 31 corridor, this strategic development hub offers fertile ground for commercial expansion. At Northpoint, the sky is the limit for enterprises driven by ambition and vision, making it the epicenter of Westfield's dynamic evolution into a beacon of opportunity and progress.





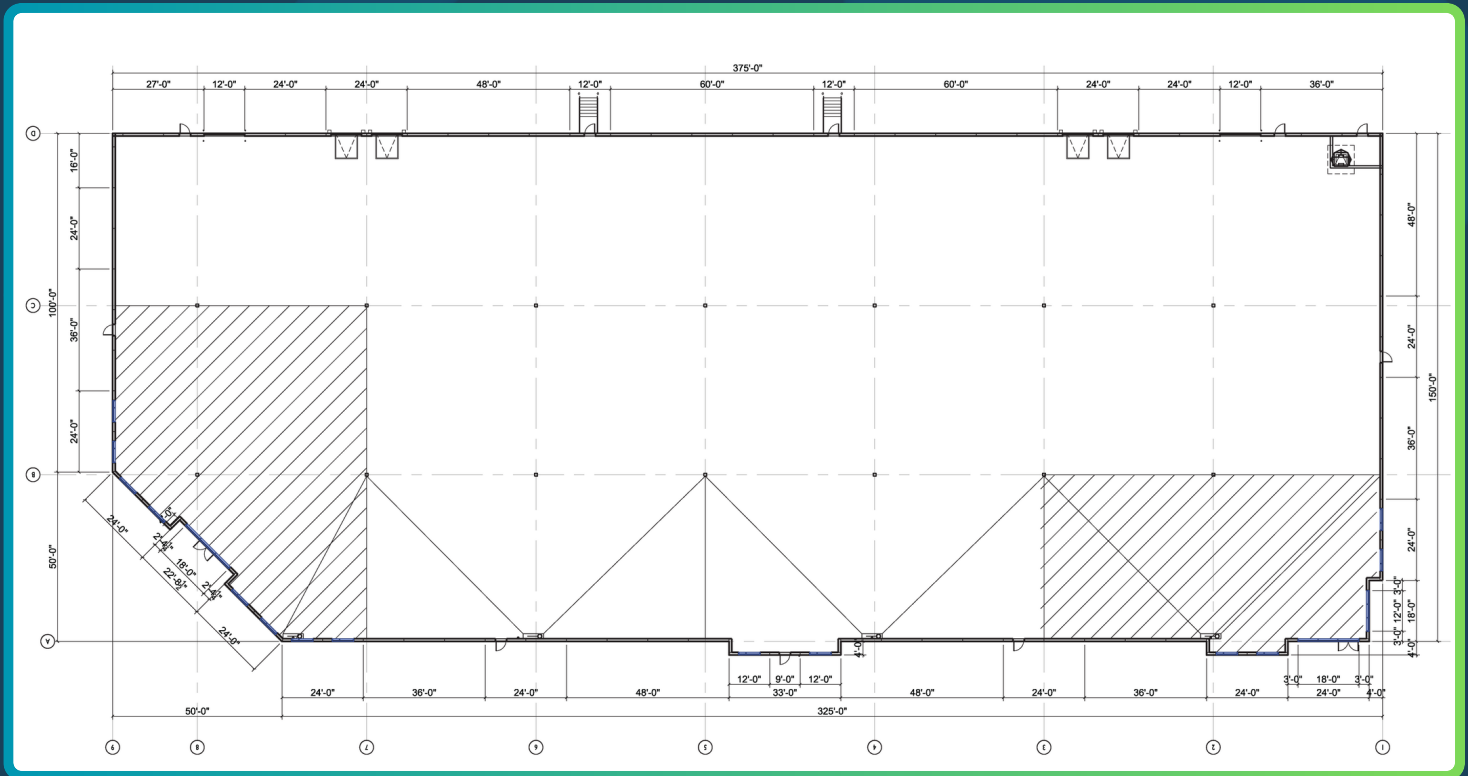
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BUILDING HIGHLIGHTS

- ACRES:** 4.98 ACRES (EXPANDABLE TO 8.92 ACRES)
- SQUARE FEET:** 55,000 SF (EXPANDABLE TO 81,000 SF)
- CAR PARKING:** 53 SPACES
- DOCK DOORS:** 6 (EXPANDABLE TO 20)
- DRIVE-IN DOORS:** 2
- CLEAR HEIGHT:** 24 FEET
- DIVIDABLE UP TO:** 7,500 SF
- PERMITTED SET OF PLANS**
- 10 YEAR**
- 10% GRADUATED TAX ABATEMENT**

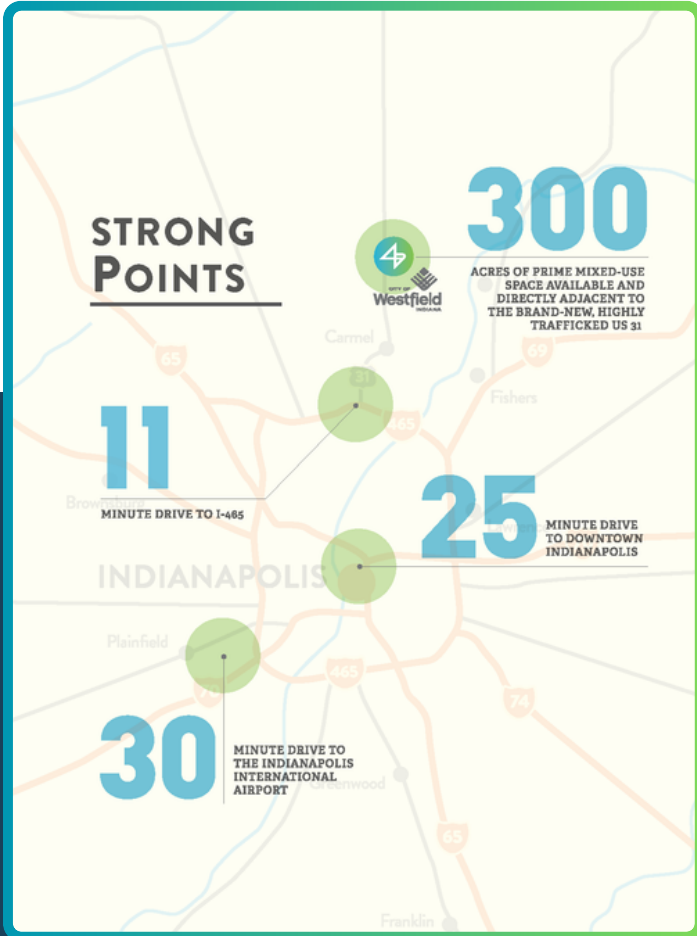


UP TO 81,000 SF





WHY WESTFIELD?



- Just a 10 minute drive to I-465, the main transportation loop around Indianapolis.
- 25 minute drive to downtown Indianapolis.
- A nonstop, all-highway 30 minute journey from the Indianapolis International Airport.
- The area surrounding NorthPoint, in addition to Indianapolis, provides diversity of location and housing types; Kokomo, Cicero, Anderson, Noblesville, Sheridan, Fishers, and Carmel are all within a 30 minute commute.

THE FUTURE HUB OF TECH AND ADVANCED MANUFACTURING IN CENTRAL INDIANA



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