

# Indianapolis Logistics Park - Northwest

**95.5-ACRE PARK LOCATED IN WHITESTOWN, IN**

40,000 - 248,000 SF spaces available  
10-year tiered tax abatement in place



BUILDING II: +/- 17.6 acres BUILDING III: +/- 19.2 acres BUILDING IV: +/- 19.7 acres



# Building II

Q2 2024  
Site Mobilization

Q4 2024  
Available for Fixturing

Q1 2025  
Building Completion

# Building III

Q2 2024  
Site Mobilization

Q4 2024  
Available for Fixturing

Q1 2025  
Building Completion

## WATER & SEWER

Whitestown Public Works

## GAS

CenterPoint Energy

## ELECTRIC

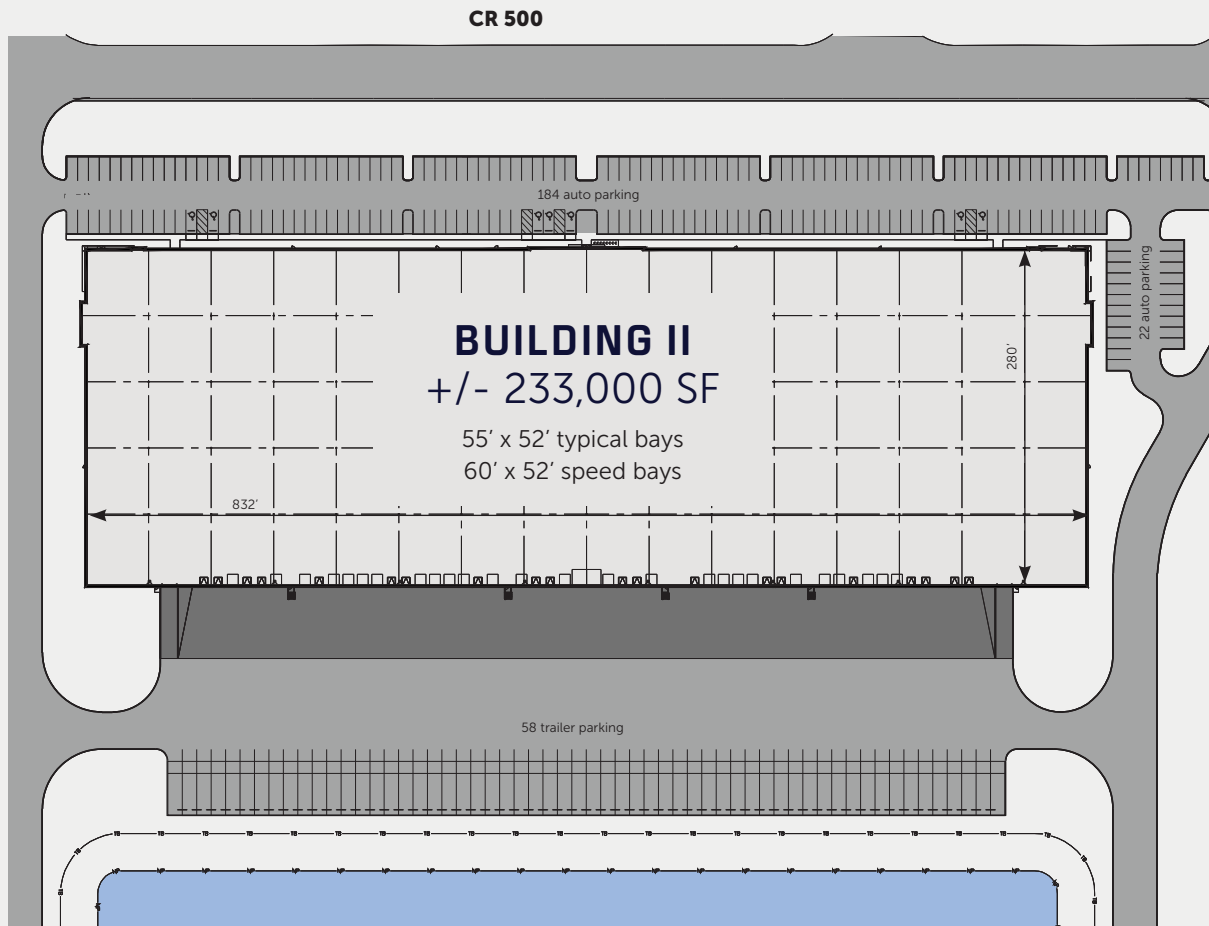
Boone REMC

## DATA










TDS

10-year tiered  
tax abatement in place

**ALL BUILDINGS SEEKING  
LEED® CERTIFICATION**



## +/- 233,000 SF

-  40,000 SF min. divisibility
-  +/- 2,500 SF office space
-  206 auto parking
-  58 trailer parking
-  32' clear height
-  +/- 24 docks
-  2 drive-in doors
-  7" thick unreinforced slab
-  Two 2,000-amp 480/277v three-phase power services (expandable)

**Q2 2024**

Site Mobilization

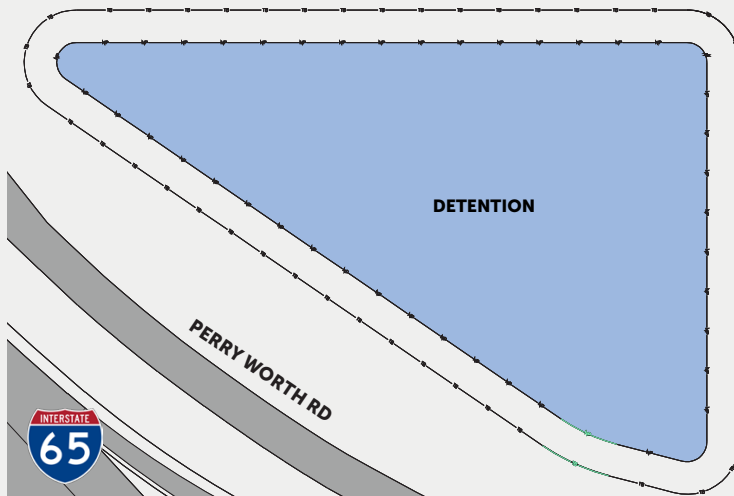
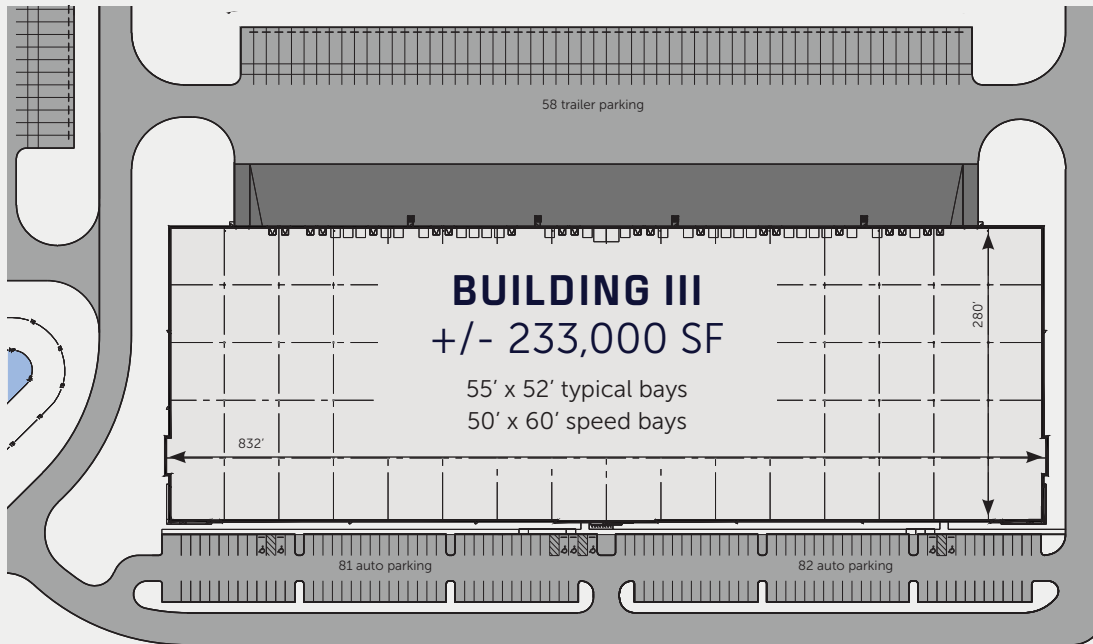
**Q4 2024**

Available for Fixturing

**Q1 2025**

Building Completion

**SEEKING LEED® CERTIFICATION**



**+/- 233,000 SF**

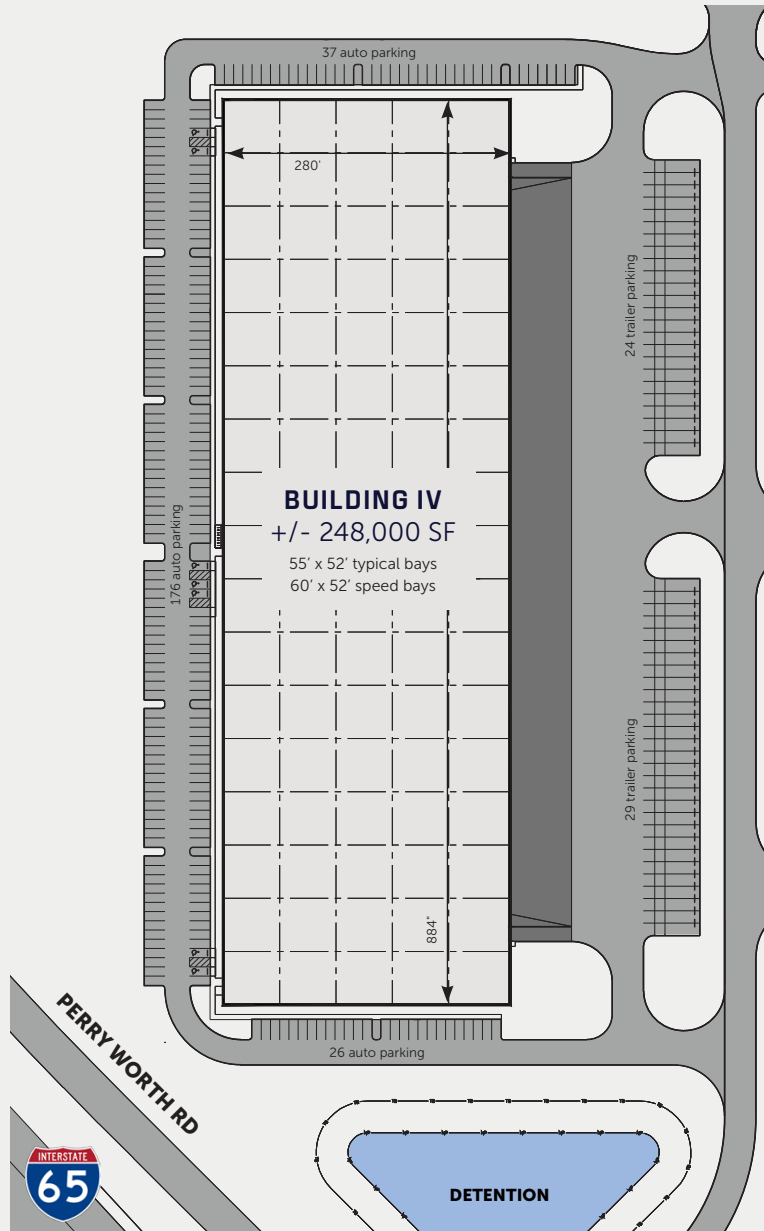
- 40,000 SF min. divisibility
- +/- 2,500 SF office space
- 163 auto parking
- 58 trailer parking
- 32' clear height
- +/- 24 docks
- 2 drive-in doors
- 7" thick unreinforced slab
- Two 2,000-amp 480/277v three-phase power services (expandable)

**Q2 2024**  
 Site Mobilization

**Q4 2024**  
 Available for Fixturing

**Q1 2025**  
 Building Completion

**SEEKING LEED® CERTIFICATION**



## +/- 248,000 SF

- 239 auto parking
- 53 trailer parking
- 32' clear height
- +/- 25 docks
- 2 drive-in doors
- 7" thick unreinforced slab
- Two 2,000-amp 480/277v three-phase power services (expandable)

### AVAILABLE FOR BUILD-TO-SUIT

SEEKING LEED® CERTIFICATION

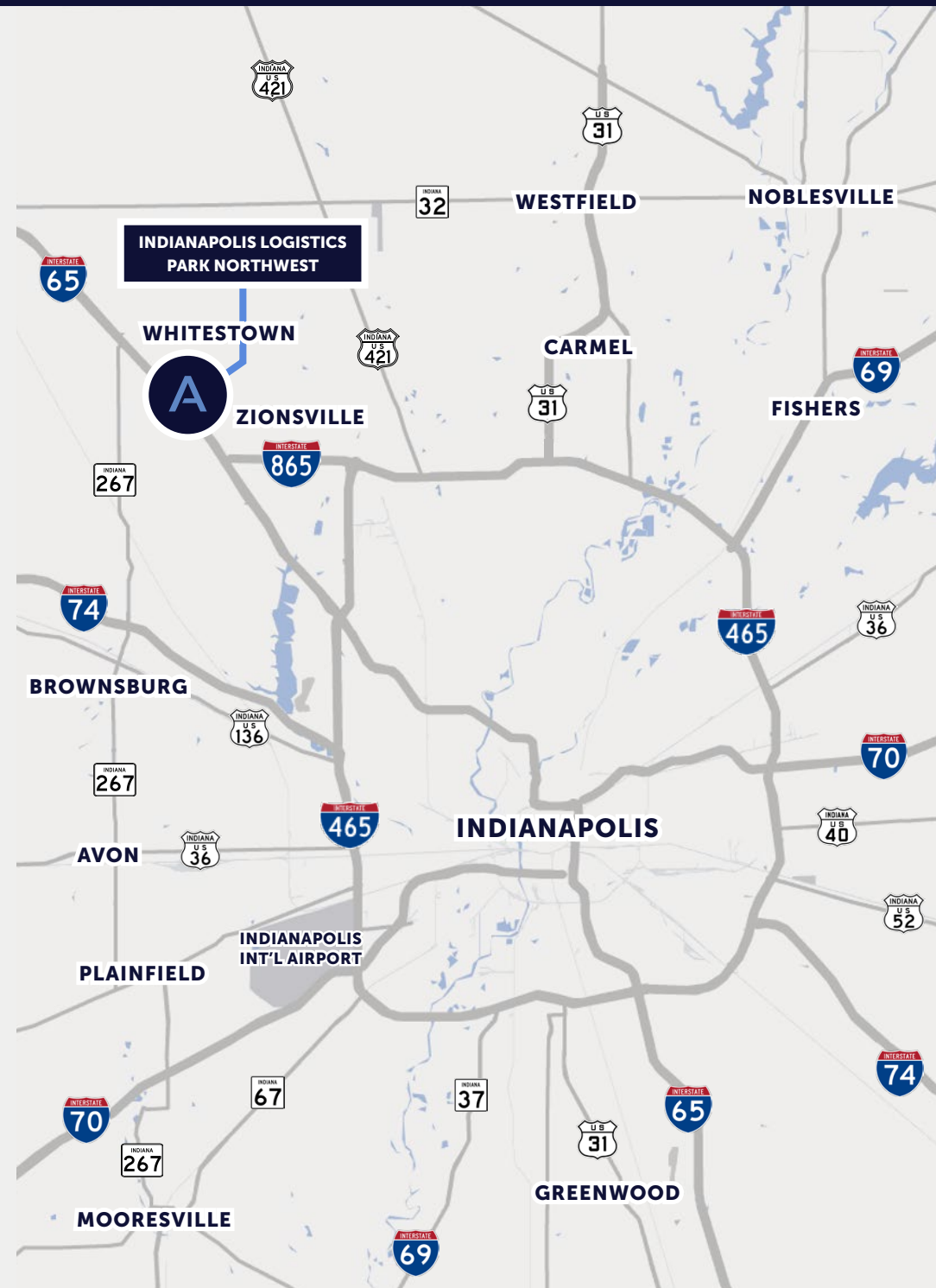
## A

## ACCESS &amp; LABOR

Located in the northwest submarket of Indianapolis in one of Indiana's fastest growing counties, **Indianapolis Logistics Park Northwest** offers immediate access to I-65 via a new interchange and close proximity to a large surrounding labor pool.

- Located in Whitestown, Indiana, Boone County
- **4 interstates through Indianapolis** — I-65, I-70, I-69 and I-74 — all easily accessed via I-465
- 8-minute drive time to I-465 via I-865
- **25-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- 185,000 population within 10-mile radius
- **#4 Cost of Doing Business** by CNBC's America's Top States for Business, 2019
- **#8 Overall Top State Business Climate** by Site Selection Magazine, 2018

Reach **50% of U.S.** population  
in **one-day** drive





# Indianapolis Logistics Park - Northwest

[ILPNW.CBRE-PROPERTIES.COM](http://ILPNW.CBRE-PROPERTIES.COM)

[AMBROSEPG.COM/PROPERTIES](http://AMBROSEPG.COM/PROPERTIES)

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