

WESTPOINTBUSINESSPARK.COM

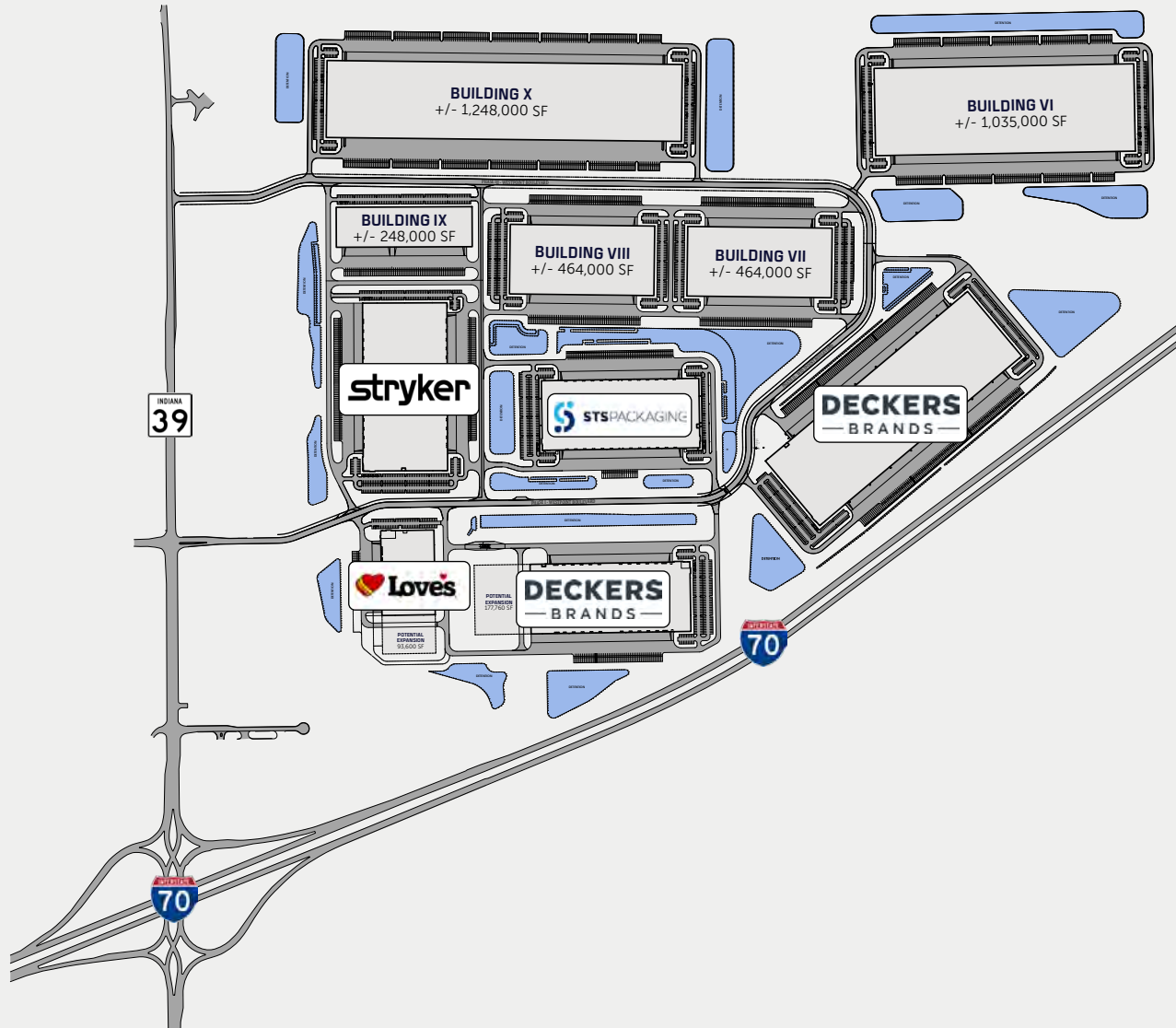
# Westpoint Business Park

**555-ACRE PARK LOCATED IN MONROVIA, IN**  
120,000 - 1.2+ million SF spaces available

AMBROSE

JLL®

**BUILDING VI:** +/- 85 acres    **BUILDING VII:** +/- 41 acres    **BUILDING VII:** +/- 37 acres    **BUILDING IX:** +/- 27 acres  
**BUILDING X:** +/- 96 acres



## Available Sites

**BUILDING VI**

1,043,000 SF

**BUILDING VII**

464,000 SF

**BUILDING VIII**

464,000 SF

**BUILDING IX**

248,000 SF

**BUILDING X**

1,248,000 SF

**WATER**

Citizens Water

**SEWER**

Hendricks County Sewer Dept.

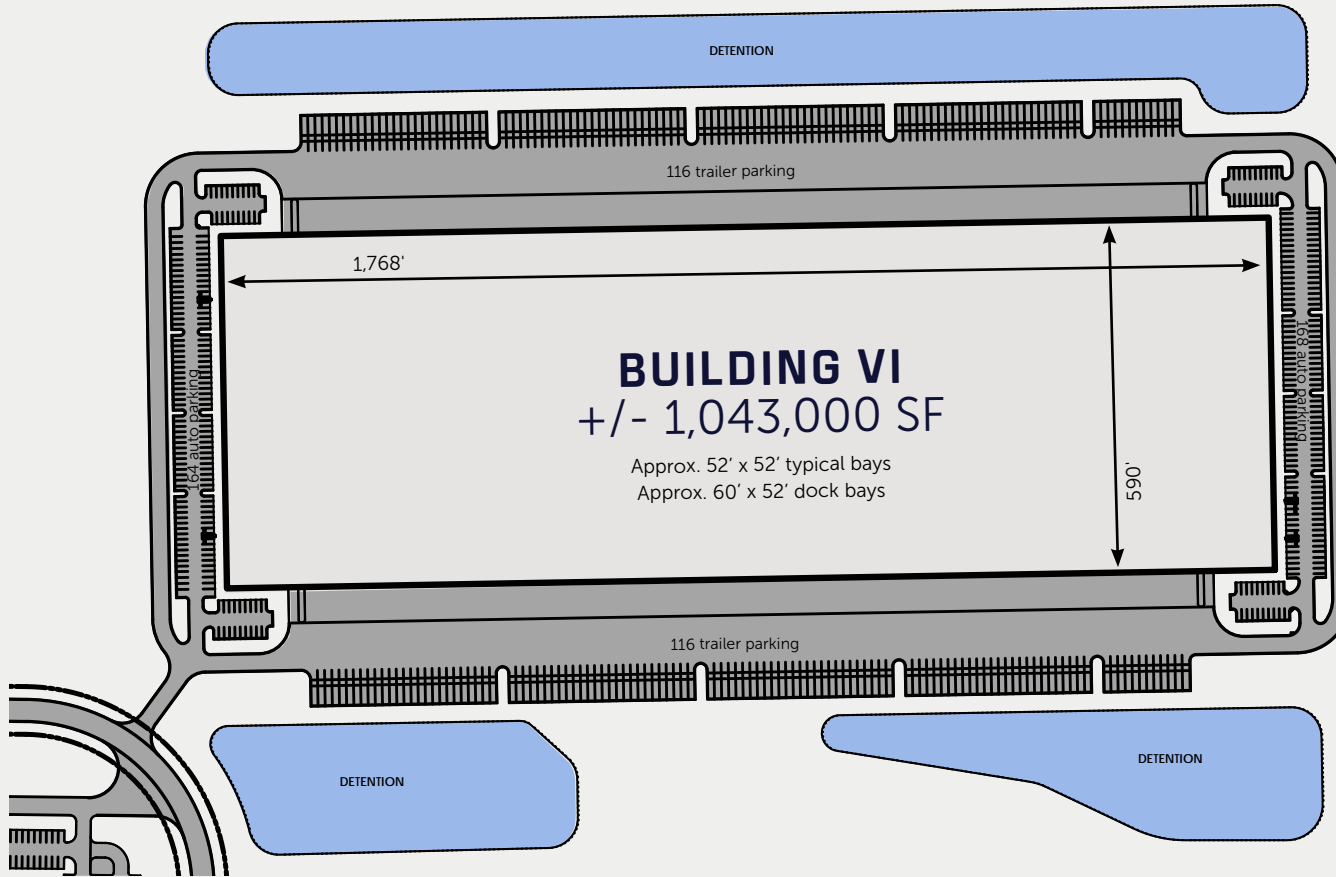
**POWER**

Hendricks Power Cooperative

**DATA**

TDS Telecom

**ALL BUILDINGS SEEKING  
LEED® CERTIFICATION**



**BUILDING VI**  
 +/- 1,043,000 SF

Approx. 52' x 52' typical bays  
 Approx. 60' x 52' dock bays

**1,043,000 SF**

500,000 SF min. divisibility

40' clear height

332 auto parking

232 trailer parking

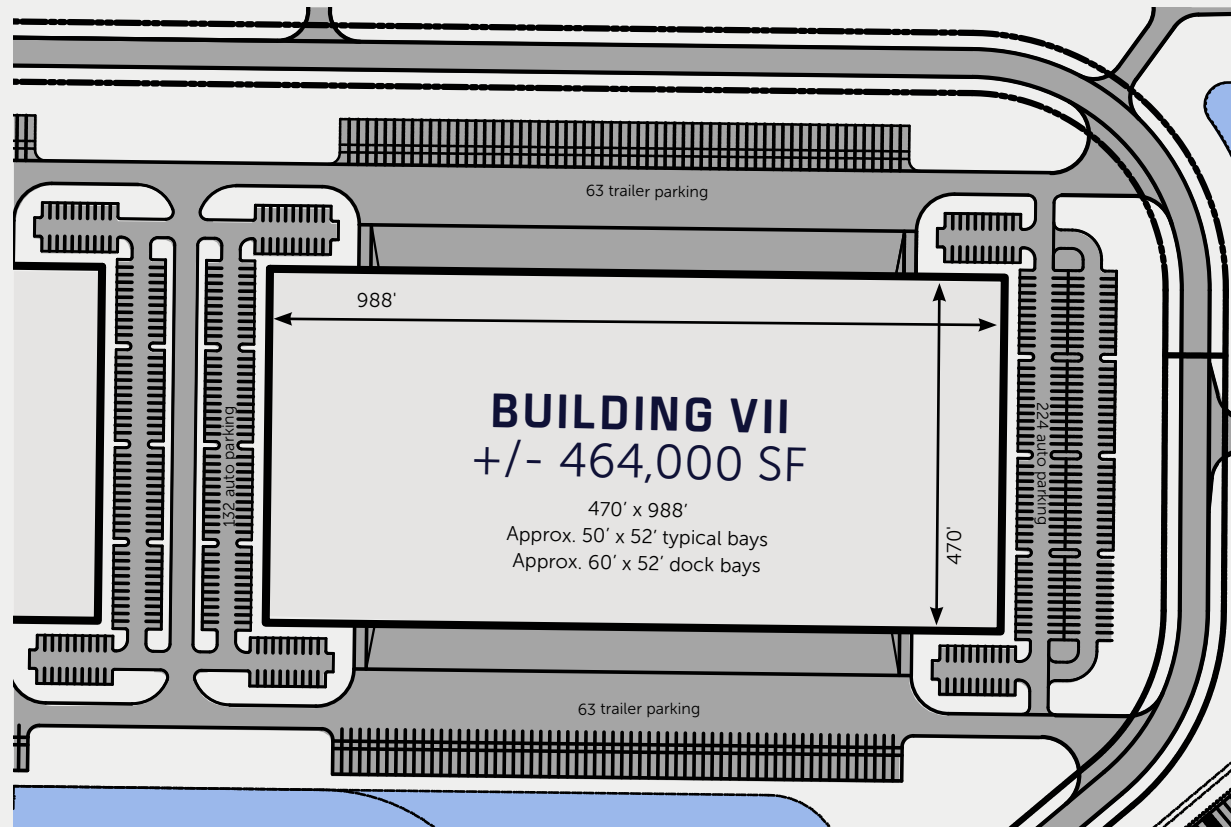
104 docks

4 drive-in doors

8" thick unreinforced slab

Two 3,000-amp  
480/277-volt services

**SEEKING  
 LEED® CERTIFICATION**



464,000 SF

232,000 SF min. divisibility

40' clear height

332 auto parking

126 trailer parking

46 docks

4 drive-in doors

8" thick unreinforced slab

Two 1,600-amp services (expandable)

SEEKING  
LEED® CERTIFICATION

# A

## ACCESS & LABOR

Located in the southwest submarket of Indianapolis, **Westpoint Business Park offers immediate access to I-70 via a newly improved interchange** and **close proximity to a large surrounding labor pool.**

- Located in Monrovia, Indiana
- **4 interstates through Indianapolis** – I-65, I-70, I-69 and I-74 – all easily accessed via I-465
- 14-minute drive time to I-465 via I-865
- **13-minute drive time to Indianapolis International Airport & world's second largest FedEx Hub**
- Ideal configuration for bulk distribution and local and regional distribution
- 10-year real estate tax abatement in place
- Indiana ranks **#1 in Midwest and #5 in the nation** as Best State for Business
- Indiana ranks **#1 in Midwest and #10 in the nation** as Best Tax Climate

All park infrastructure  
& zoning complete





# Westpoint Business Park

[WESTPOINTBUSINESSPARK.COM](http://WESTPOINTBUSINESSPARK.COM)

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

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