

WESTPOINTBUSINESSPARK.COM

Westpoint Business Park

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

AMBROSE





MASTER PARK SITE PLAN +/- 555 ACRES



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.

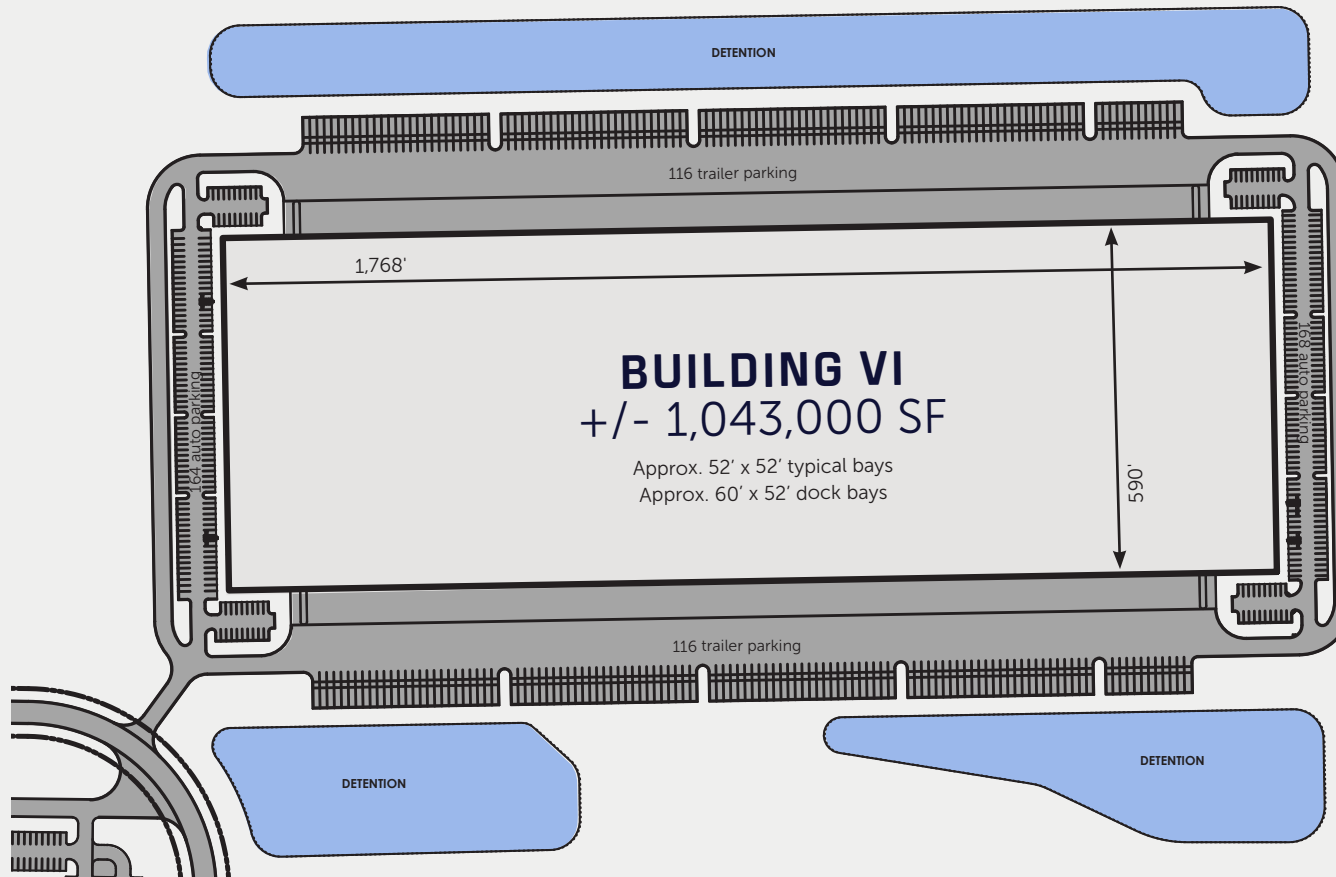
POWER

Hendricks Power Cooperative

DATA

TDS Telecom

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**



1,043,000 SF



500,000 SF min. divisibility



40' clear height



332 auto parking



232 trailer parking



104 docks



4 drive-in doors

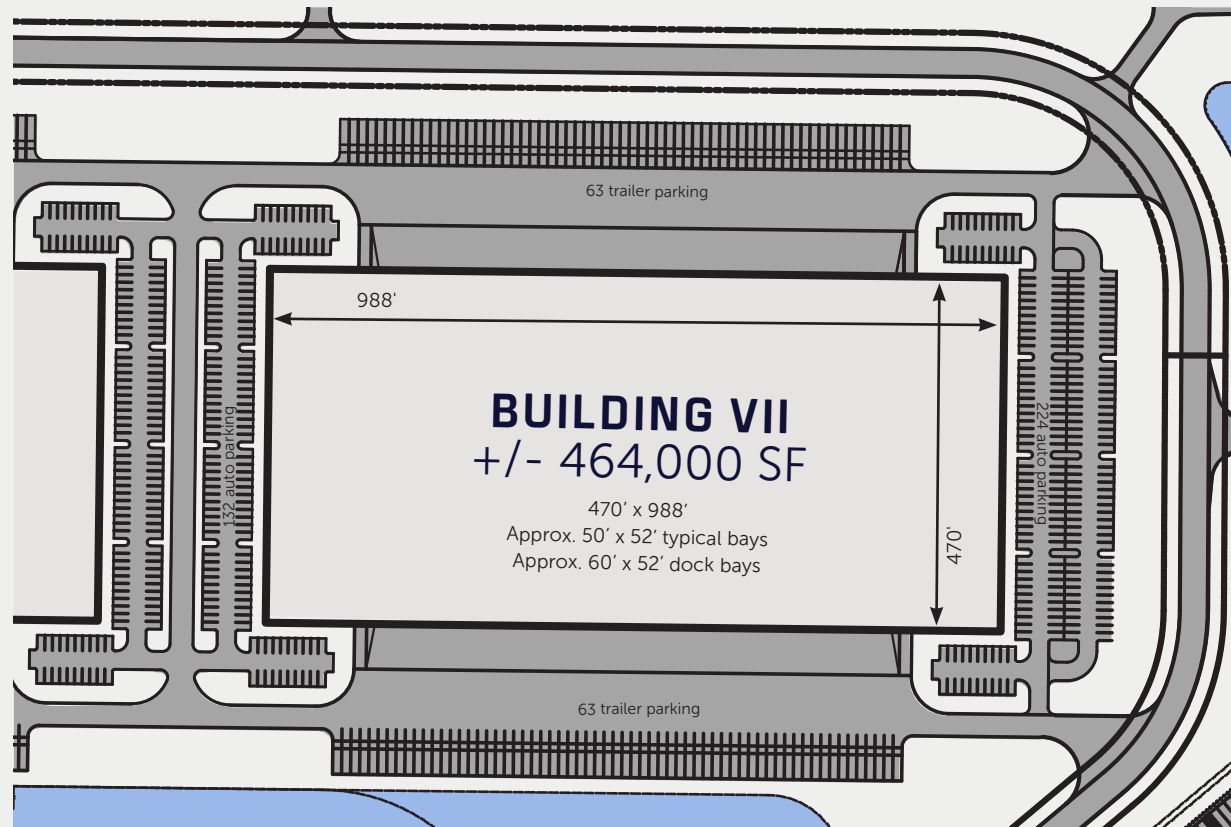


8" thick unreinforced slab



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**



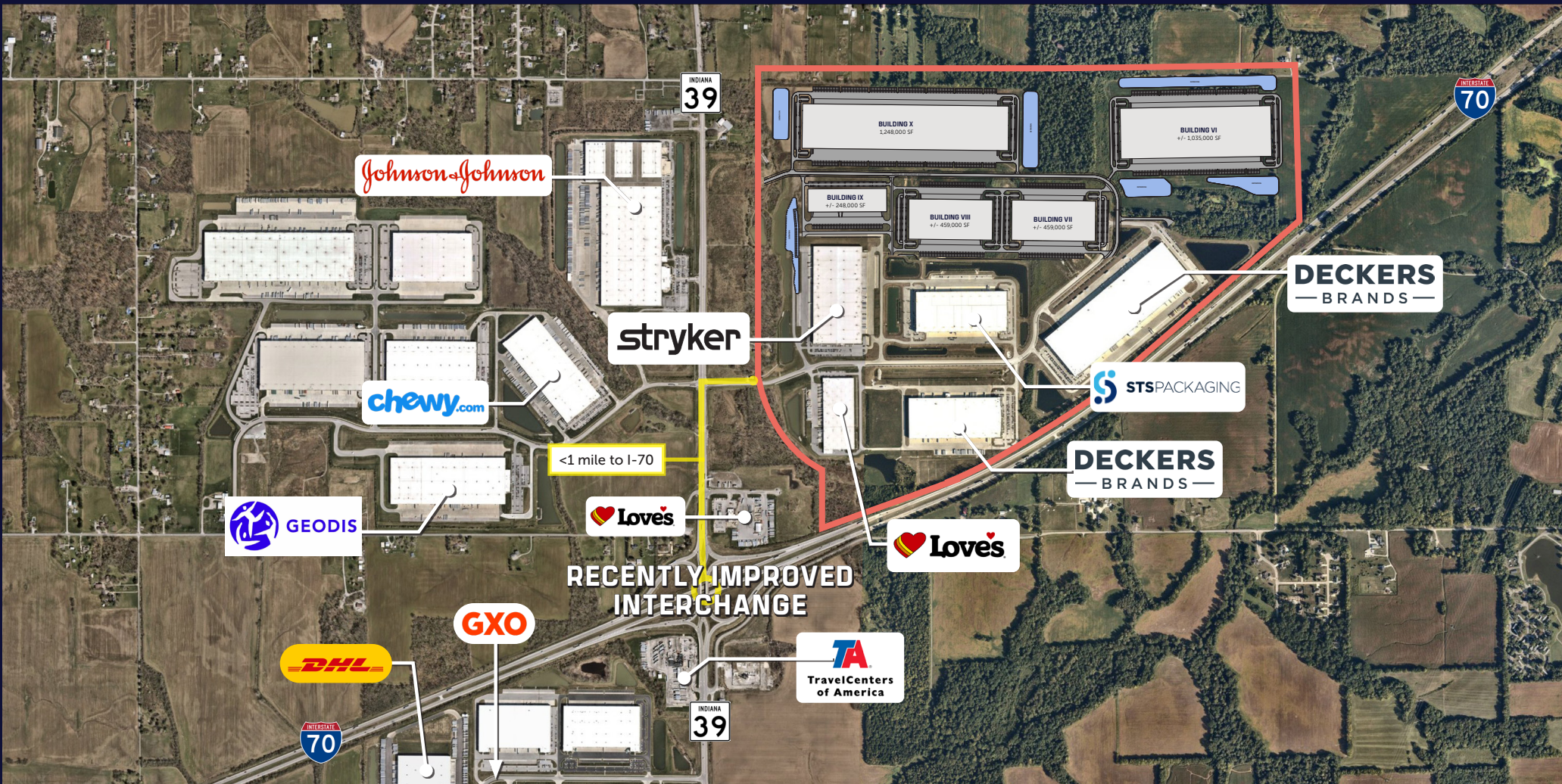
ACCESS & LABOR

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

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AMBROSEPG.COM/PROPERTIES

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