

Indianapolis Logistics Park - Northwest

233,348 SF AVAILABLE NOW IN BUILDING III // 248,321 SF BUILDING IV UNDER CONSTRUCTION

95.5-ACRE PARK LOCATED IN WHITESTOWN, IN

10-year tiered tax abatement in place



MASTER PARK SITE PLAN

56.5 ACRES

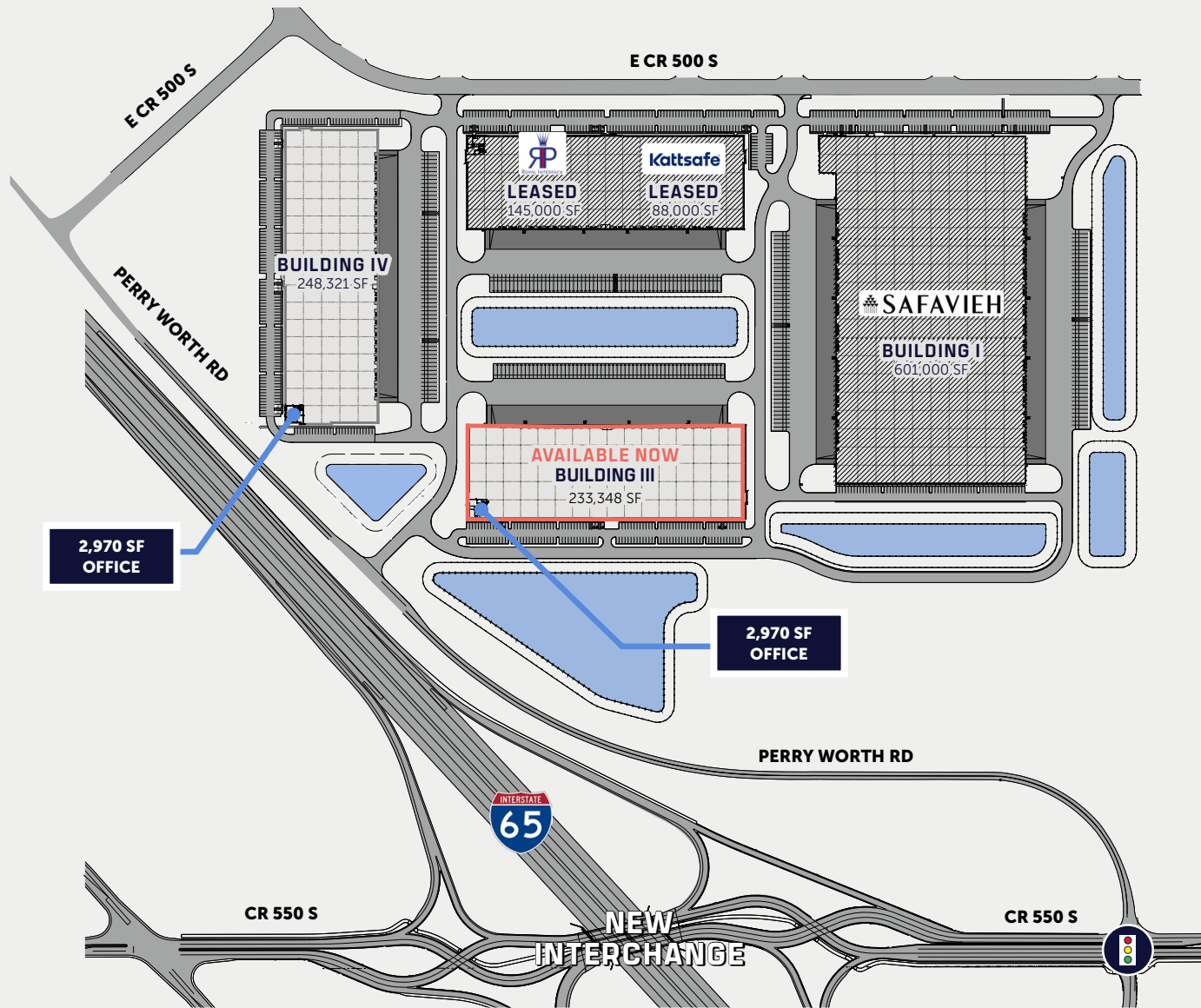


BUILDING II: 15.6 acres

BUILDING III: 17.4 acres

BUILDING IV: 17.3 acres

COMMON AREAS: 6.2 acres



Building III

AVAILABLE NOW

for Immediate Fixturing

Building IV

NOVEMBER 2025

Available for Fixturing

DECEMBER 2025

Substantial Completion

WATER & SEWER

Whitestown Public Works

GAS

CenterPoint Energy

ELECTRIC

Boone REMC

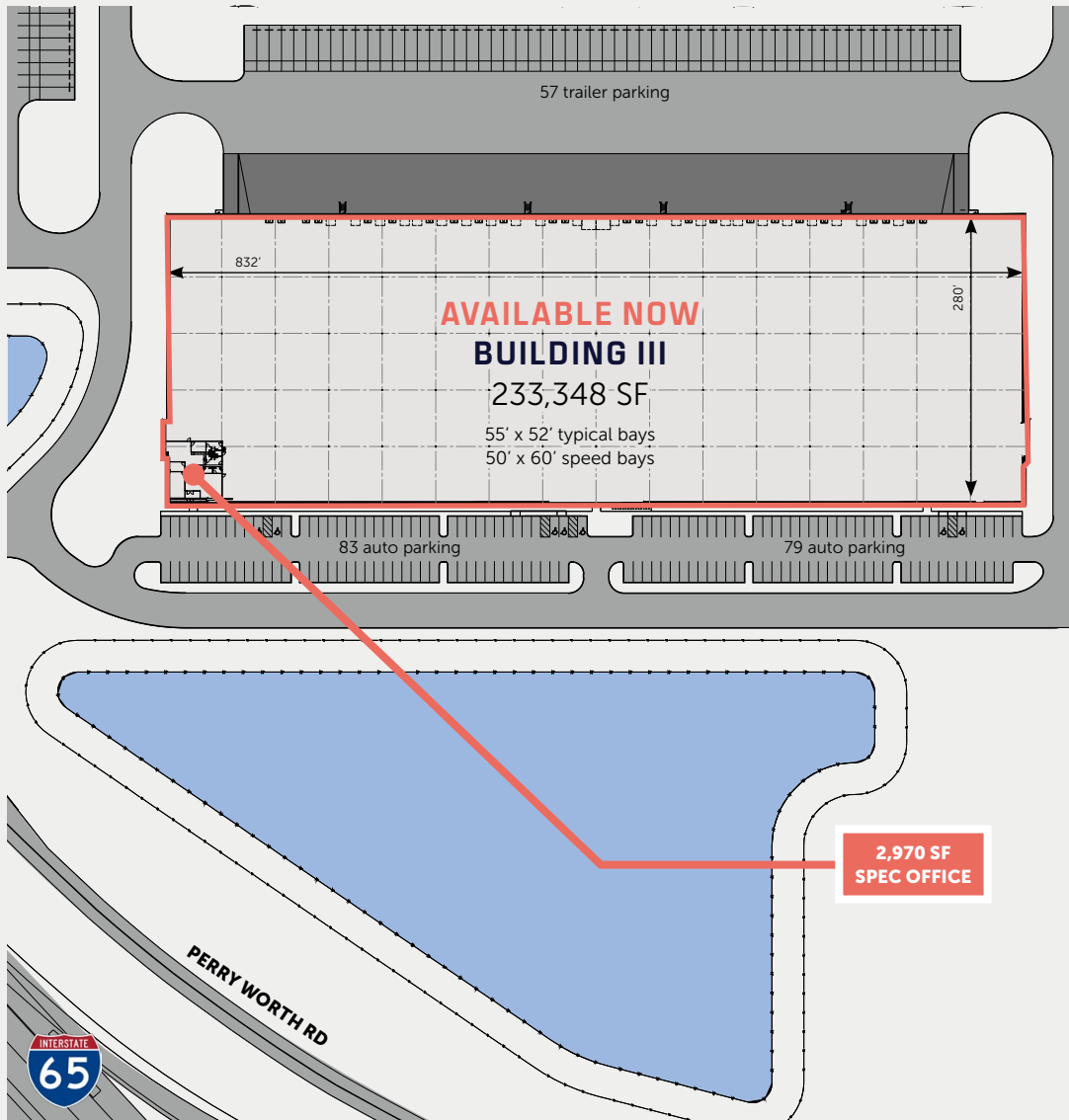
DATA

TDS

10-year tiered
tax abatement in place

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**

5163 PERRY WORTH ROAD, WHITESTOWN, IN 46075

**233,348 SF**

40,000 SF min. divisibility



2,970 SF office space



162 auto parking



57 trailer parking



32' clear height



24 docks



2 drive-in doors



7" thick unreinforced slab



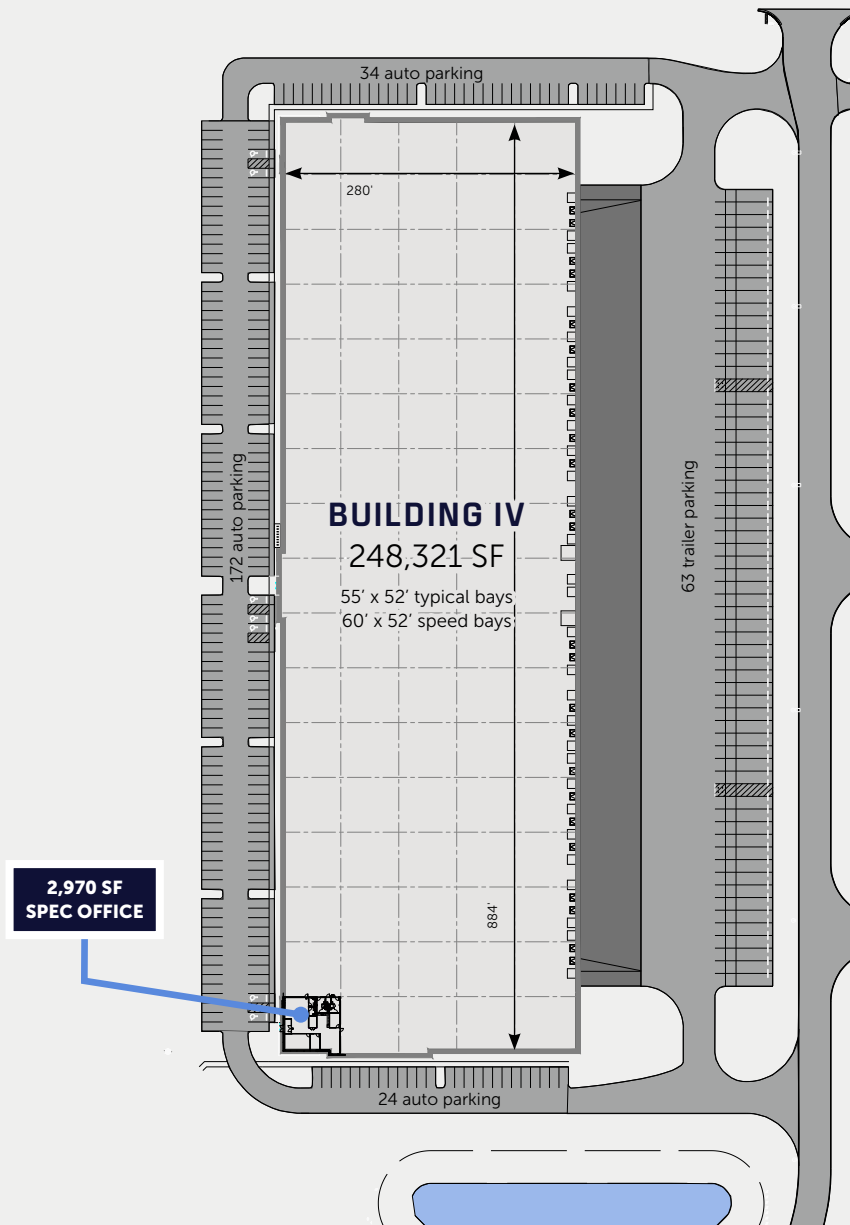
Two 2,000-amp 480/277v three-phase power services (expandable)

AVAILABLE NOW

For Immediate Fixturing

SEEKING LEED® CERTIFICATION

5065 E 500 S, WHITESTOWN, IN 46075



248,321 SF



230 auto parking



63 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)

NOVEMBER 2025

Available for Fixturing

DECEMBER 2025

Substantial Completion

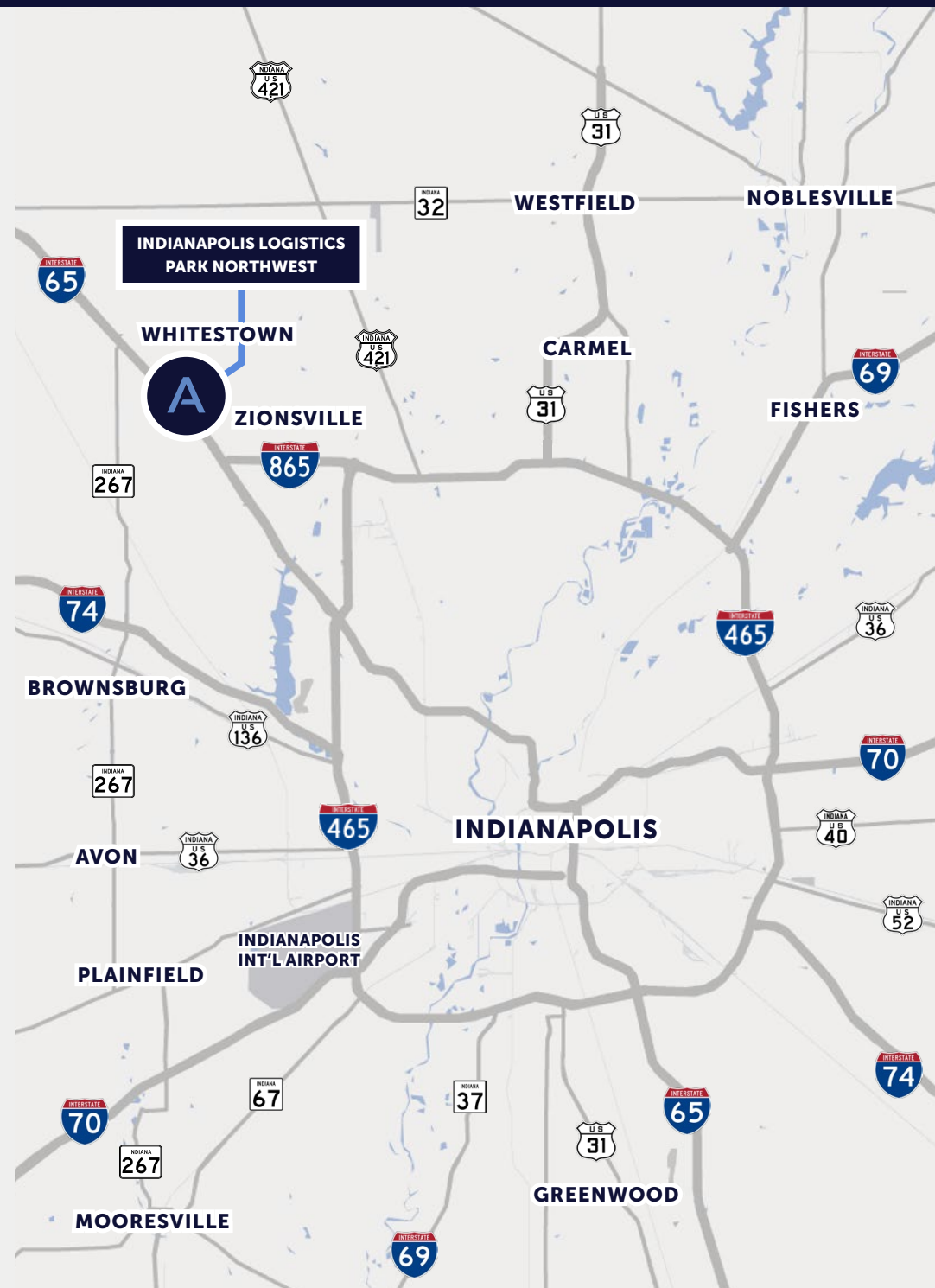
SEEKING LEED® CERTIFICATION

ACCESS & 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

AMBROSEPG.COM/PROPERTIES

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