



CLICK OR SCAN

Plainfield Innovation Park

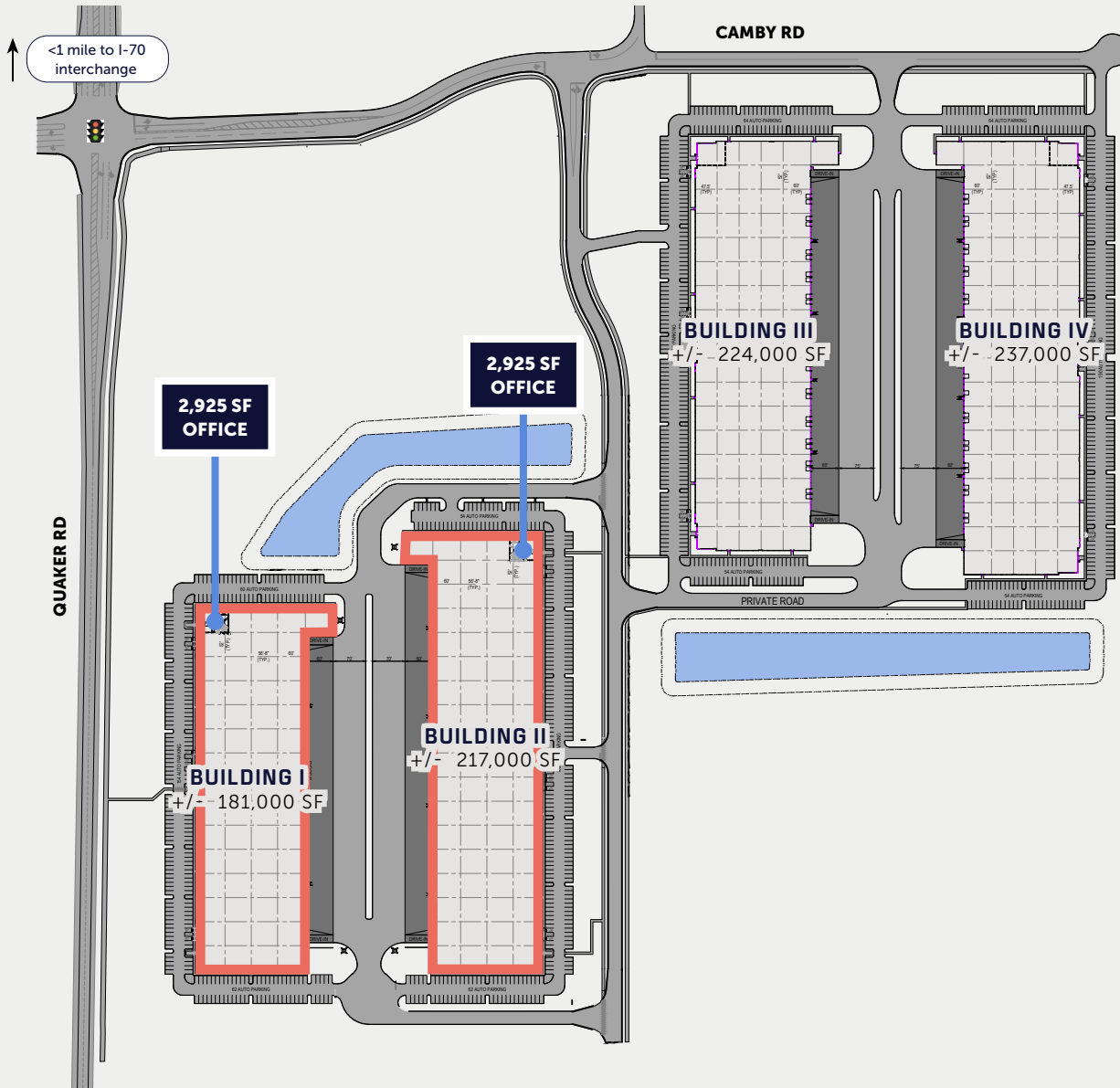
73.44-ACRE CLASS A INDUSTRIAL PARK

50,000 - 237,000 SF spaces available
Southwest Indianapolis Submarket

AMBROSE

 CUSHMAN &
WAKEFIELD

BUILDING I: 12.38 acres **BUILDING II:** 13.96 acres **BUILDING III:** 15.91 acres **BUILDING IV:** 14.25 acres
COMMON AREAS: 16.94 acres



Buildings I & II

JUNE 2026

Site Mobilization

DECEMBER 2026

Available for Fixturing

MARCH 2027

Building Completion

Buildings III & IV

FALL 2026

Site Mobilization

WATER & SEWER

Town of Plainfield

GAS

CenterPoint Energy

ELECTRIC

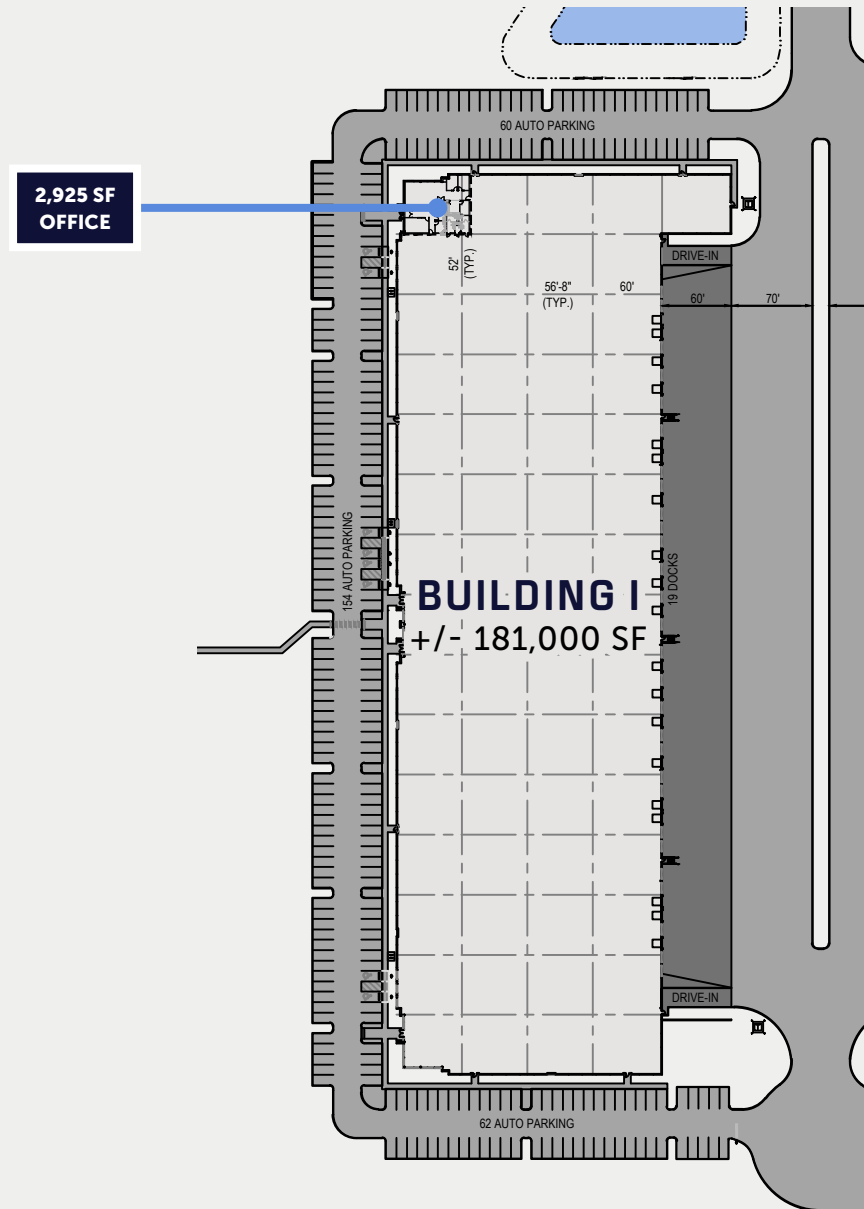
Duke Energy

DATA

Spectrum

**ALL BUILDINGS SEEKING
LEED® SILVER CERTIFICATION**

7260 WOODINGHAM DRIVE, PLAINFIELD, IN 46168

**+/- 181,000 SF**

50,000 SF min. divisibility

2,925 SF office area

276 auto parking

32' clear height

56'-8" x 52' standard bay size

60' x 52' speed bay size

19 equipped docks

2 drive-in doors

7" concrete slab

Two (2) 1,600-amp 480/277v three-phase power services (expandable)

JUNE 2026

Site Mobilization

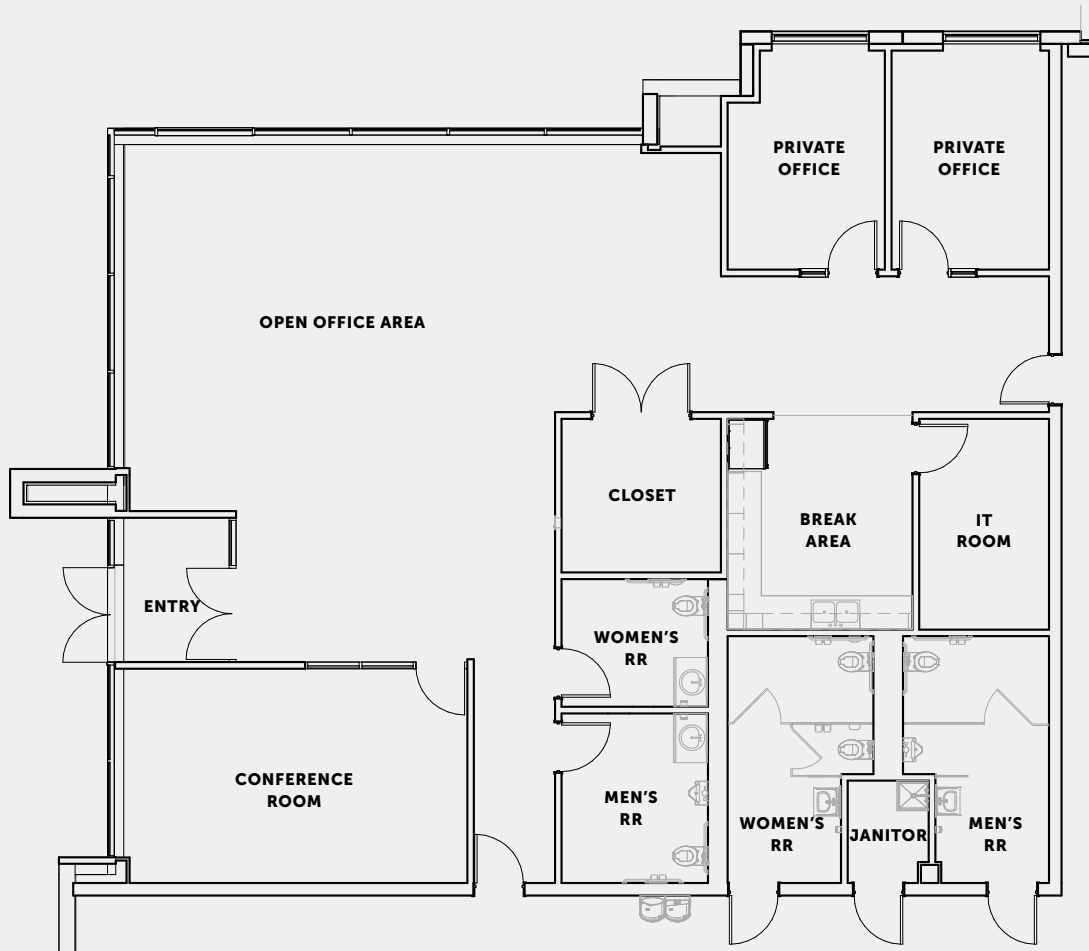
DECEMBER 2026

Available for Fixturing

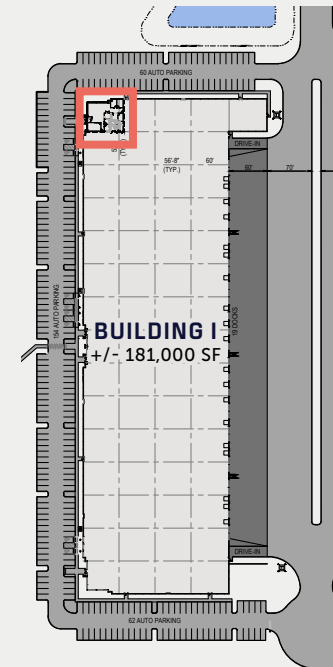
MARCH 2027

Building Completion

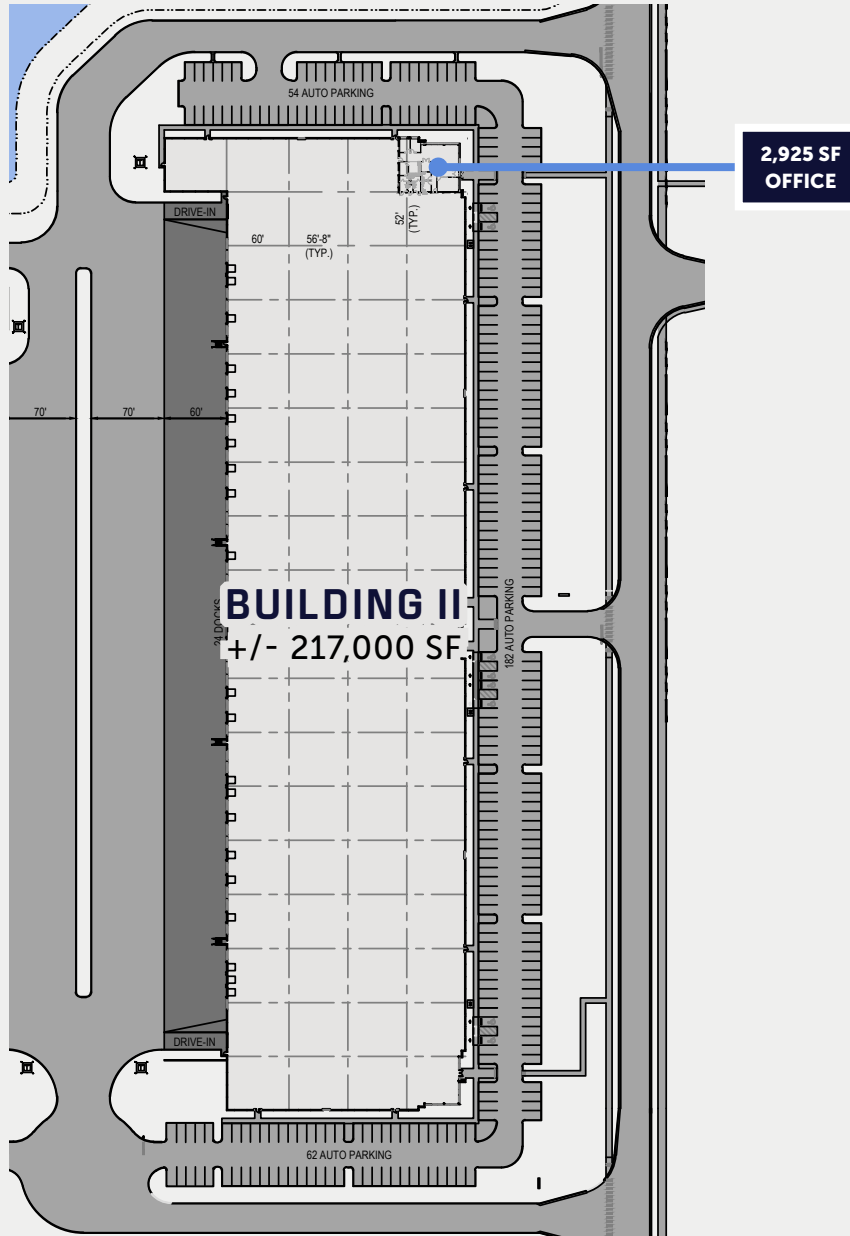
SEEKING LEED® SILVER CERTIFICATION



2,925 SF
OFFICE AREA



7270 WOODINGHAM DRIVE, PLAINFIELD, IN 46168



+/- 217,000 SF

50,000 SF min. divisibility

2,925 SF office area

298 auto parking

32' clear height

56'-8" x 52' standard bay size

60' x 52' speed bay size

24 equipped docks

2 drive-in doors

7" concrete slab

Two (2) 1,600-amp 480/277v three-phase power services (expandable)

JUNE 2026

Site Mobilization

DECEMBER 2026

Available for Fixturing

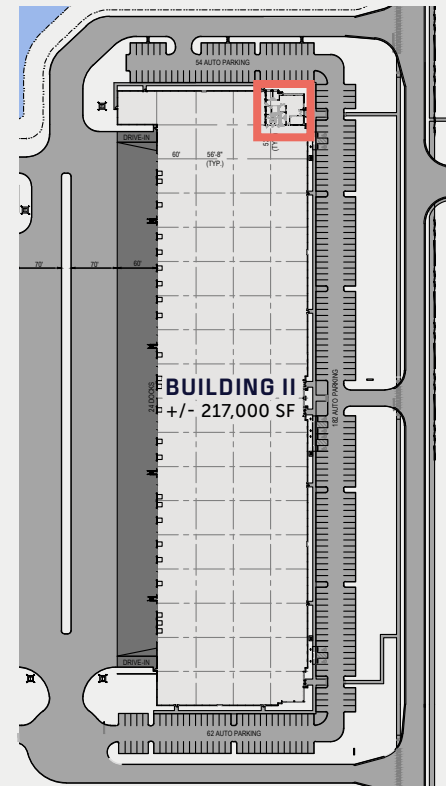
MARCH 2027

Building Completion

SEEKING LEED® SILVER CERTIFICATION



2,925 SF
OFFICE AREA



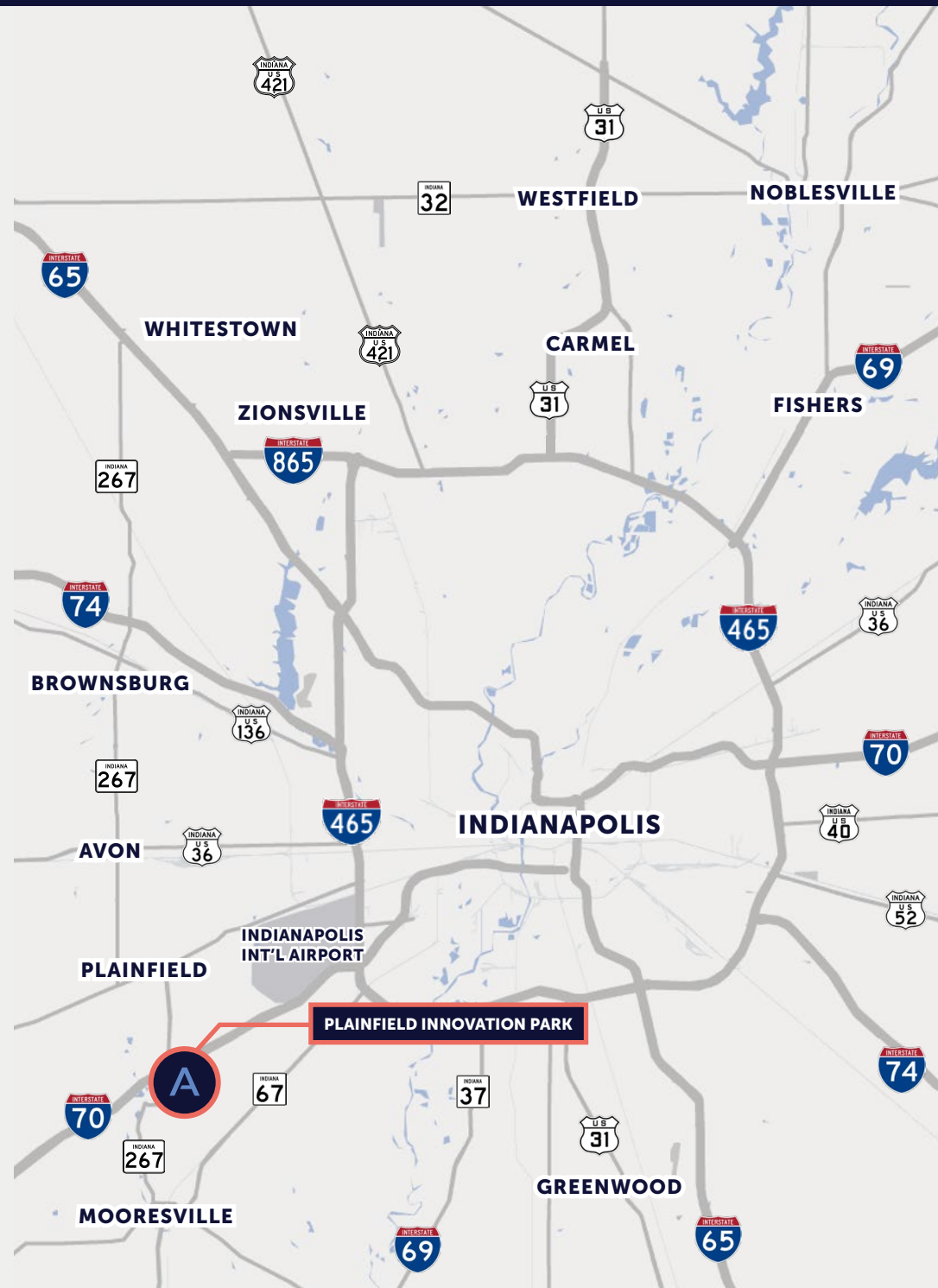
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ACCESS, LABOR & ADVANTAGES

Situated along I-70 in the Southwest submarket of Indianapolis, **Plainfield Innovation Park** is comprised of four buildings in Plainfield, Indiana, **one of the most desirable industrial submarkets in the Midwest.**

- Buildings provide visibility along and **immediate access to I-70**, a primary east-west corridor connecting major markets across the country.
- 4.5 miles to **Indianapolis International Airport (IIA)** and the world's second largest FedEx Hub.
- 7 miles to **I-465**, which provides easy access to I-65, I-69 and I-74.
- **10-year tiered tax abatement.**
- Ideal configuration for local and regional distribution and manufacturing.
- **Large surrounding labor pool:** a population of nearly 200,000 in Hendricks County with dedicated programs to support a large, highly-skilled workforce

Located within **one-day** drive of **50% of U.S. population** via four interstates: I-65, I-70, I-69 & I-74.





Plainfield Innovation Park

AMBROSEPG.COM/PROPERTIES

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AMBROSE

