

FOR LEASE

17005 Westfield Park Road  
Westfield, IN 46074



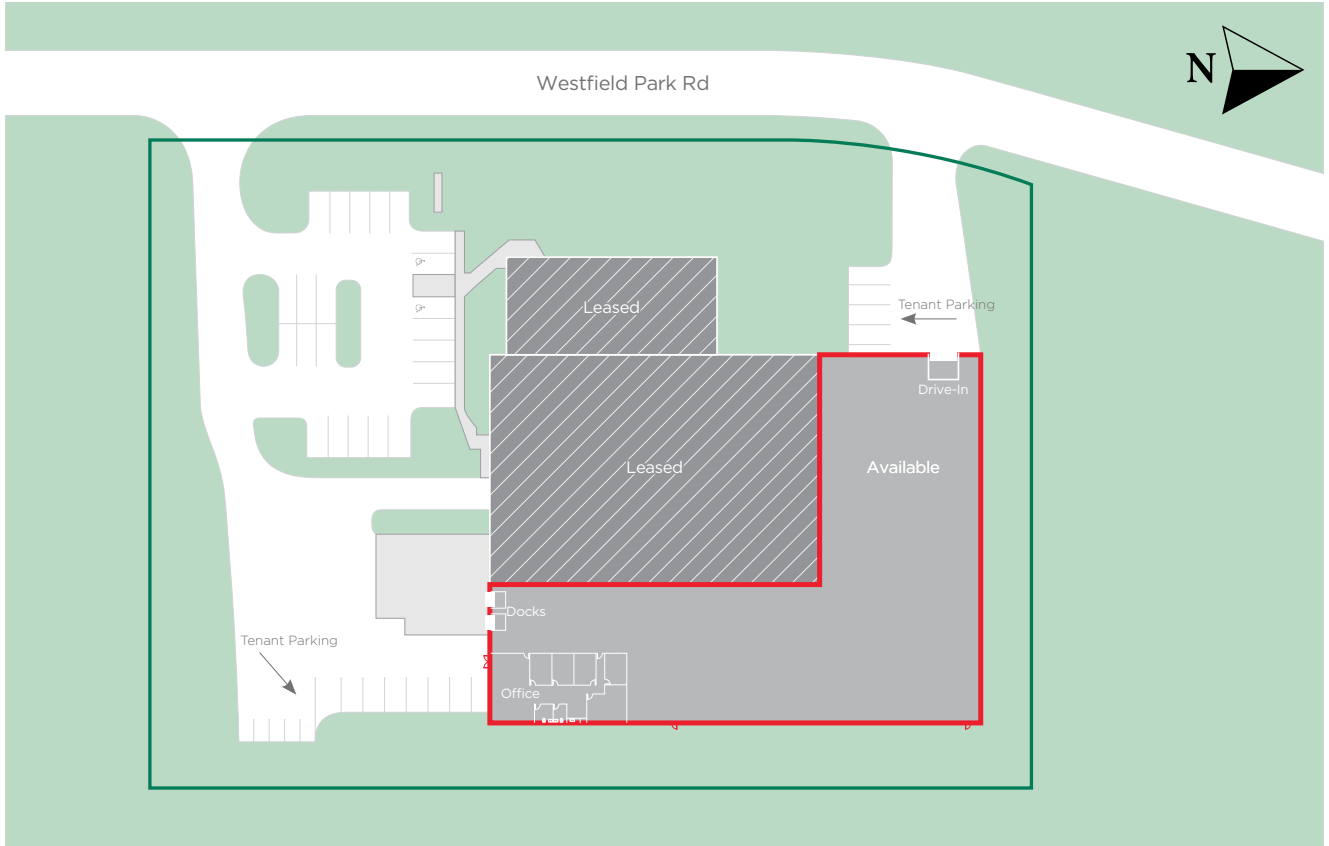
## Property Highlights

<b>Total Building SF</b>	±45,166 SF	<b>Clear Height</b>	±19'-21' to bottom of beams
<b>Available SF</b>	±23,350 SF	<b>HVAC</b>	Gas-fired heating units
<b>Office</b>	±2,850 SF	<b>Zoning</b>	EI (Enclosed Industrial)
<b>Acreage</b>	±2.7 acres	<b>Parking</b>	17 spaces for tenant
<b>Drive-ins</b>	One ±12' wide x ±14' tall drive-in door	<b>Base Rent/SF</b>	\$8.50/SF NNN
<b>Docks</b>	Two 8' wide x 10' tall	<b>Est. Opex</b>	\$2.00/SF
<b>Electrical</b>	<u>Two (2) Panels</u> 1) 277/408V, 200 amp panel (42 circuits) feeding a transformer to a 120/208V, 200 amp panel 2) 277/408V, 200 amp panel (42 circuits) feeding a transformer to a 120/208V, 200 amp panel		

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SITE PLAN





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### Contact

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