

**INDUSTRIAL SPEC CONSTRUCTION
AVAILABLE JULY 2026**



**286,344 SF divisible to 45,900 SF
on 16.94 acres Whitestown, Indiana**

ELECTRICAL SERVICE 4000 AMPS EXPANDABLE



BUILDING 7

5561 E 500 S, Whitestown, IN 46075

DEVELOPED BY

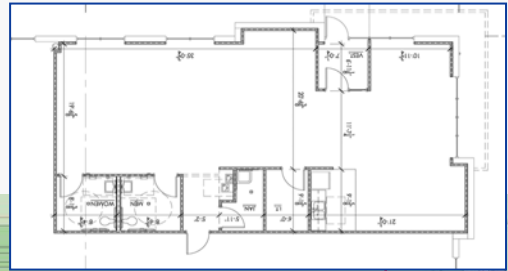
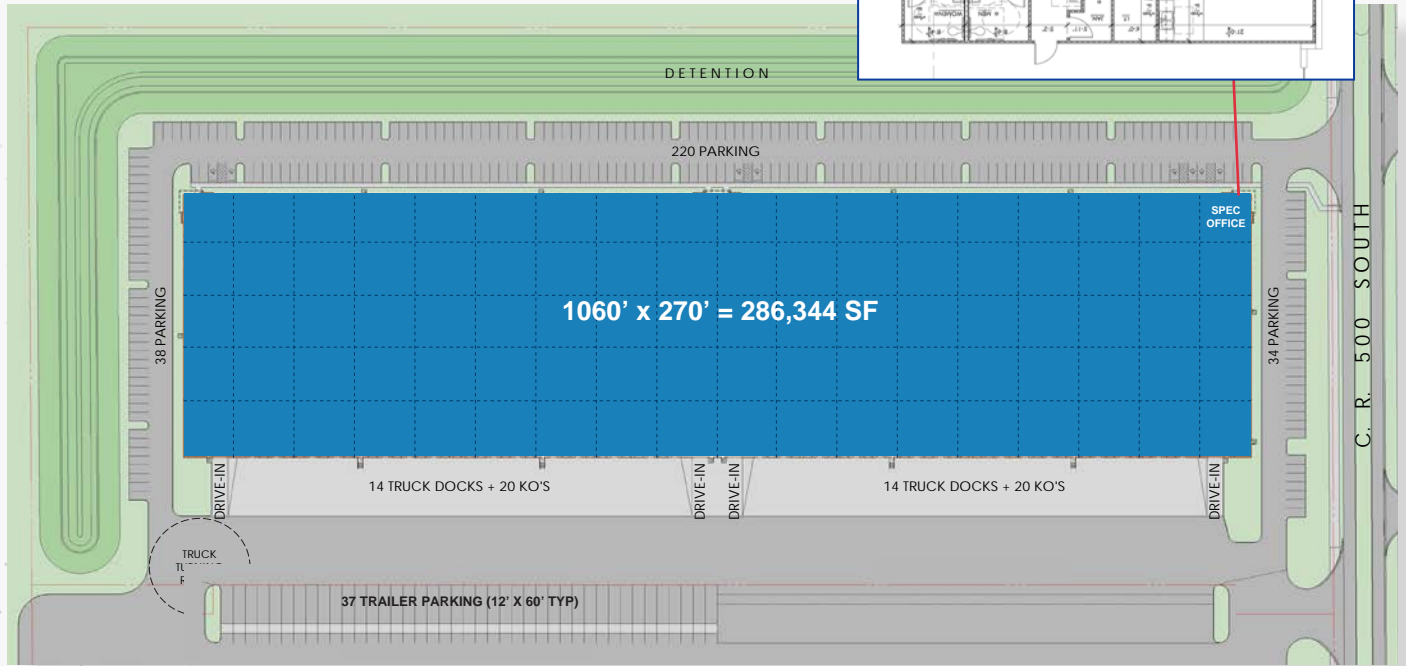


STRATEGIC CAPITAL
PARTNERS

LEASED BY



65COMMERCE PARK BUILDING 7

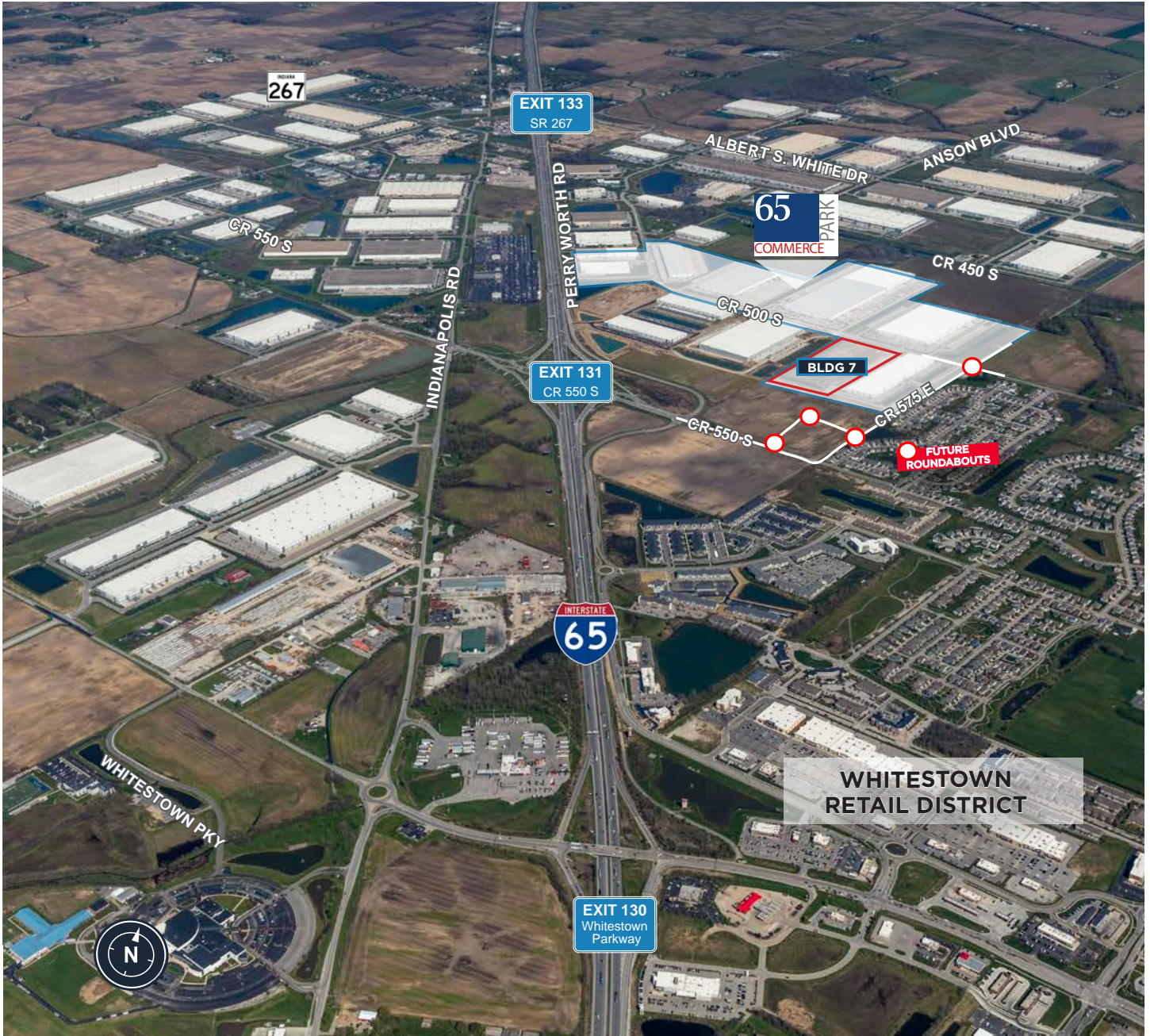


RENTAL RATES \$7.95 PSF NNN (FULL BUILDING) | \$8.75 NNN (PARTIAL BUILDING)
 \$0.65 EST OPERATING EXPENSES - YEAR 1 - 2026
 \$5.00 PSF TENANT IMPROVEMENT ALLOWANCE

BUILDING 7 FEATURES

TOTAL SIZE	286,344 SF divisible to 45,900 SF	STRUCTURAL STEEL	Gray tube columns and joists
OFFICE AREA	1,550 SF	AUTO PARKING	293
SITE	16.96 acres	TRAILER STORAGE	37
BAY SPACING	60' x 54' typ.; 48' office bay; 50' end bays; 60' dock bay	SLAB CONSTRUCTION	7" unreinforced, 4,000 psi concrete on aggregate base
CEILING HEIGHT	32'	ROOFING	Mechanically attached .45 mil TPO with R-20 insulation
DOCK DOORS	28 (9' x 10' manual overhead) 40 knockout doors	HEATING	Indirect gas-fired, air/energy rotation rack units
DRIVE-IN DOORS	4 (14' x 14' w/electric operators)	ZONING	I-1 Light Industrial
INTERIOR LIGHTING	Linear LED high bay	SPRINKLER SYSTEM	ESFR
EXTERIOR WALLS	Load-bearing precast concrete panels	TAX ABATEMENT	10-year real property abatement
ELECTRICAL	4000 amps via (2) 800 amp & (2) 1200 amp services - expandable		

INTERSTATE 65 NORTH TO CHICAGO THREE (3) INTERSTATE INTERCHANGES



BOONE COUNTY, INDIANA



INDIANA

- Best State for Business in the Midwest
- Ranks #5 nationally



WORKFORCE (2024 est.)

- 719,000 - 20 mile



INDIANAPOLIS INT'L AIRPORT

- 25 minute drive
- Home to 2nd largest FedEx facility in the world



TAXES

- Best State Tax Climate in the Midwest
- Ranks #9 nationally



POPULATION (2024 est.)

- 912,000 - 20 mile
- 2,160,800 - Indy MSA



BOONE COUNTY

- Home to some of the fastest growing IN cities

65COMMERCE PARK WHITESTOWN, INDIANA - BOONE COUNTY

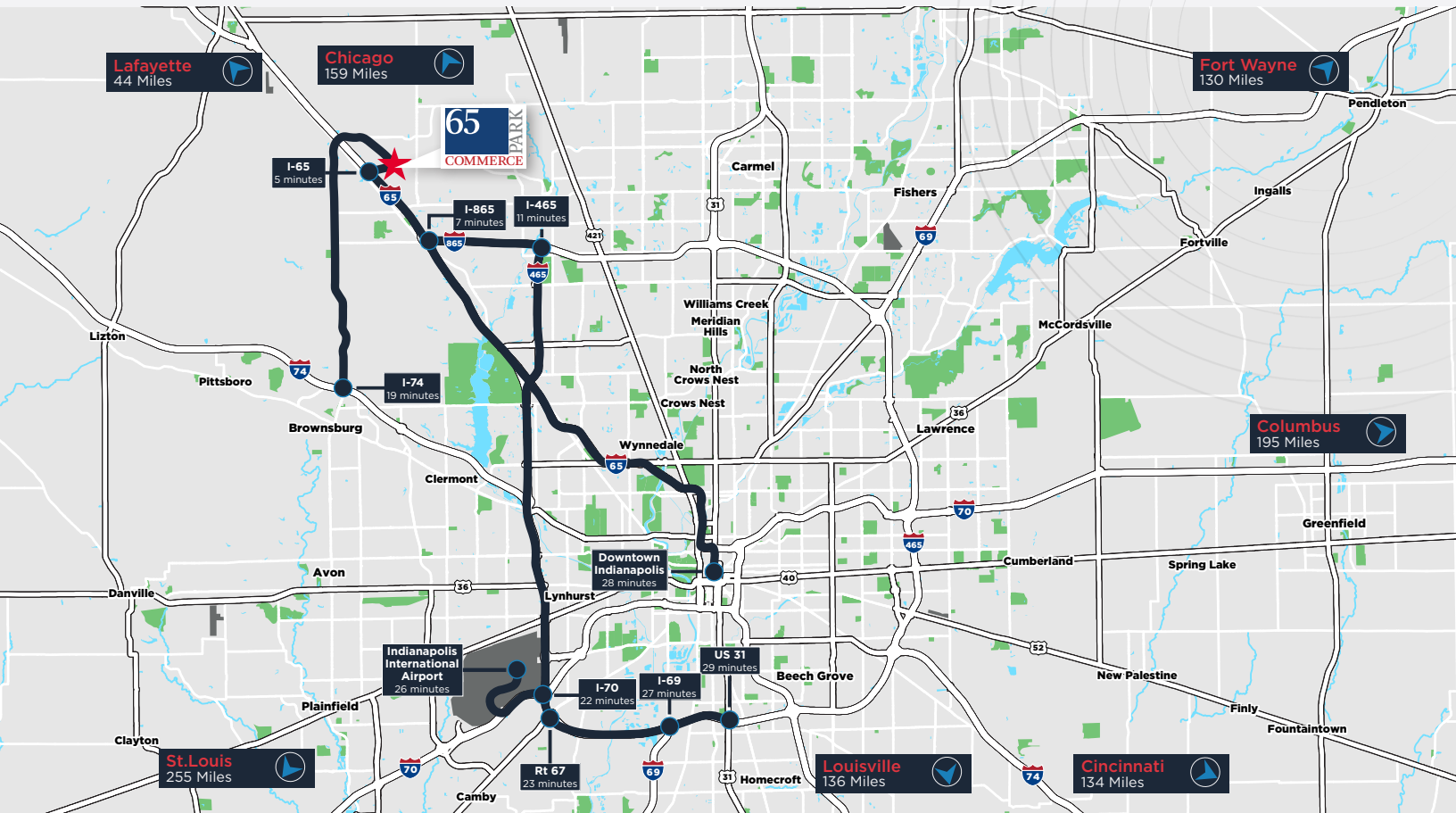
DEVELOPED BY STRATEGIC CAPITAL PARTNERS



UTILITY PROVIDERS:

ELECTRIC	Boone REMC	WATER	Whitestown Municipal Utilities
GAS	CenterPoint Energy	SANITARY SEWER	Whitestown Municipal Utilities
FIBER/INTERNET	TDS/AT&T/Xfinity		

NATIONAL CONNECTIVITY



- Conveniently located on the I-65 corridor
- 20-minute drive from downtown Indianapolis
- Less than 30 miles/minutes from Indianapolis International Airport, home of second largest FedEx hub in the world

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WHITESTOWN AMENITIES

