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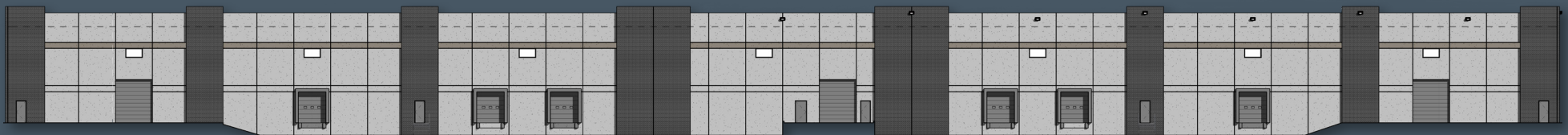
GRASSY BRANCH



STEEL AND ROOF COMPLETED



NORTH ELEVATION



SOUTH ELEVATION

WWW.20340GRASSYBRANCH.COM

±80,000 SF DIVISIBLE TO ±26,000 SF

20340 GRASSY BRANCH RD, WESTFIELD, IN 46074



BUILDING HIGHLIGHTS

Building Size ±80,000 SF

Divisible to ±26,000 SF

Site Size 8.92 Acres

Parking Spaces ±116

Drive-in Doors 3 (12' x 14')

Dock Doors 6 (7'x8') Mechanical Levelers with 9' x 10' Dock Seals, Lights and Dock Bumpers (Additional Docks Can be Added)

Clear Height 28'

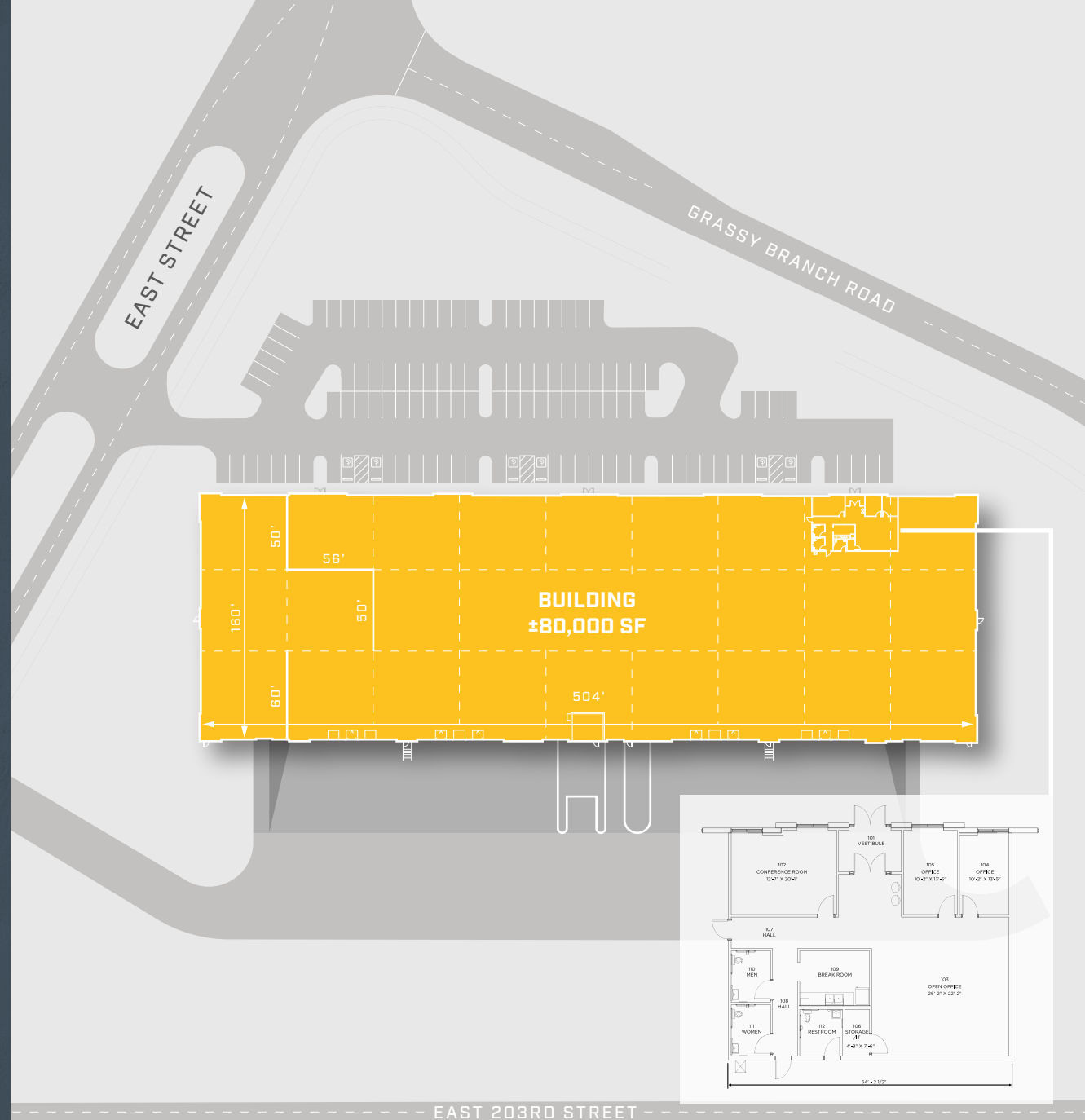
Truck Court 130'

Building Dimensions ±504' Wide x 160' Deep

Floor 6" Slab - 4,000PSI Unreinforced in the First Two Bays, WWF Reinforcing in the Speed Bays

Power 800 Amps at 480 Volts Expandable to 1,200 Amps

Estimated Availability July/August 2026



AREA AMENITIES

32

Restaurants

9

Recreation

6

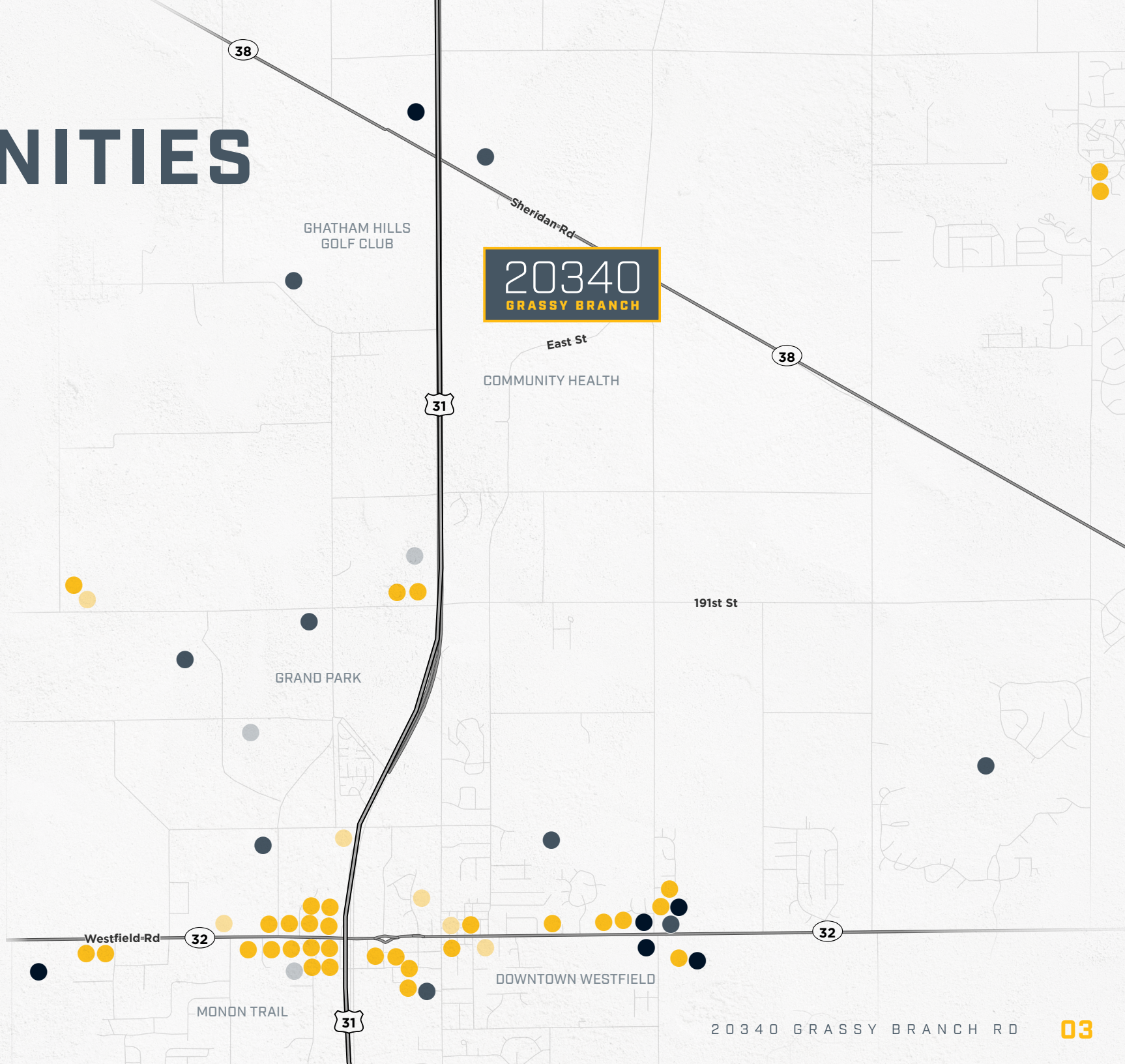
Retail

6

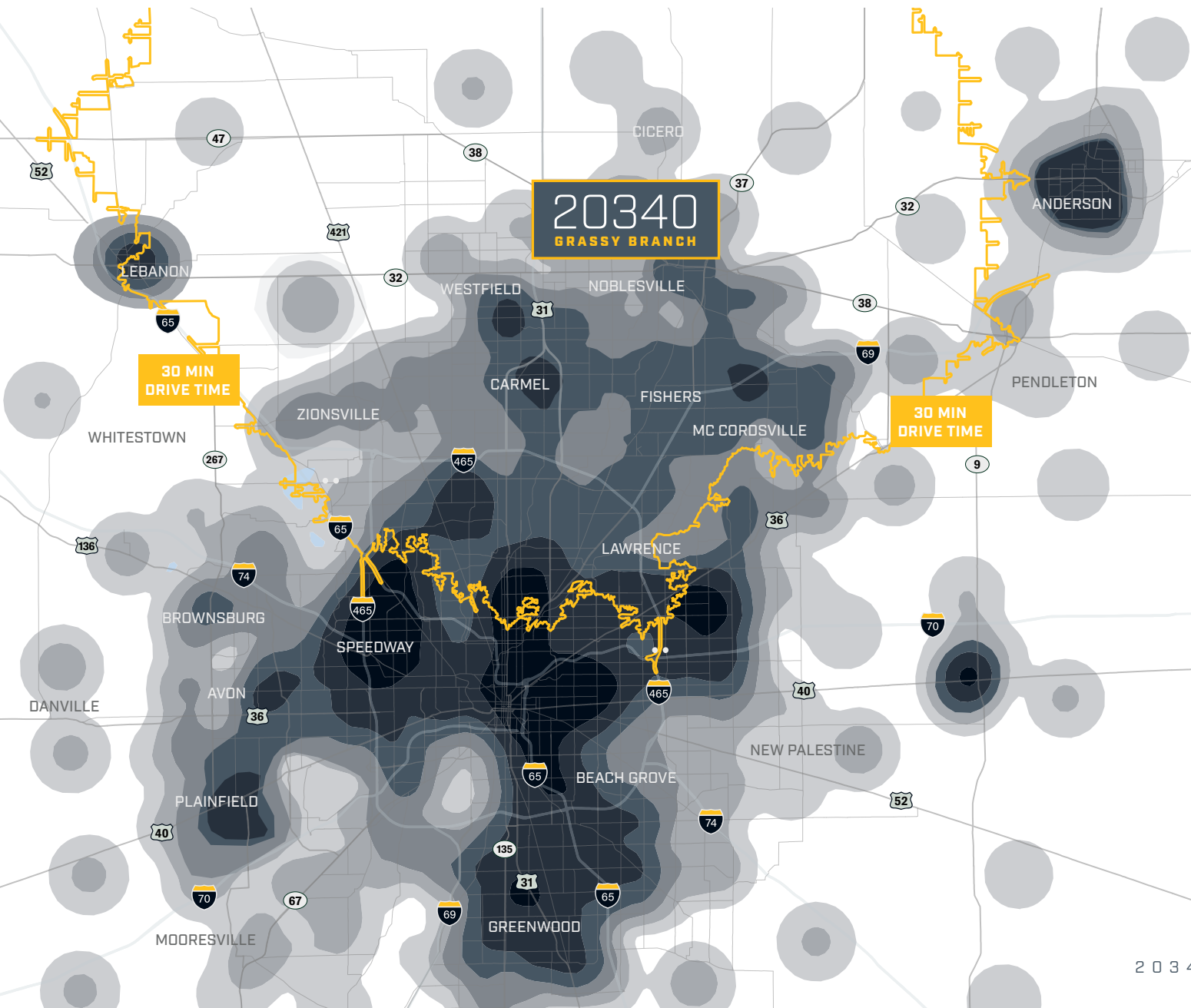
Entertainment

3

Hotels



SKILLED WORKFORCE



BLUE COLLAR POPULATION DENSITY



DEMOGRAPHICS WITHIN 40 MIN DRIVE TIME

132,862
BLUE COLLAR EMPLOYEES

4.2%
UNEMPLOYMENT RATE

\$82,057
MEDIAN HH INCOME

80.8%
HIGH SCHOOL EDUCATED

76.9%
COLLEGE EDUCATED

**FOR MORE INFORMATION,
PLEASE CONTACT**

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GRASSY BRANCH



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