



# NORTHPOINT

---

NORTHPOINT BUSINESS PARK  
Westfield, Indiana

<http://www.npwestfield.com/>





# NORTHPOINT

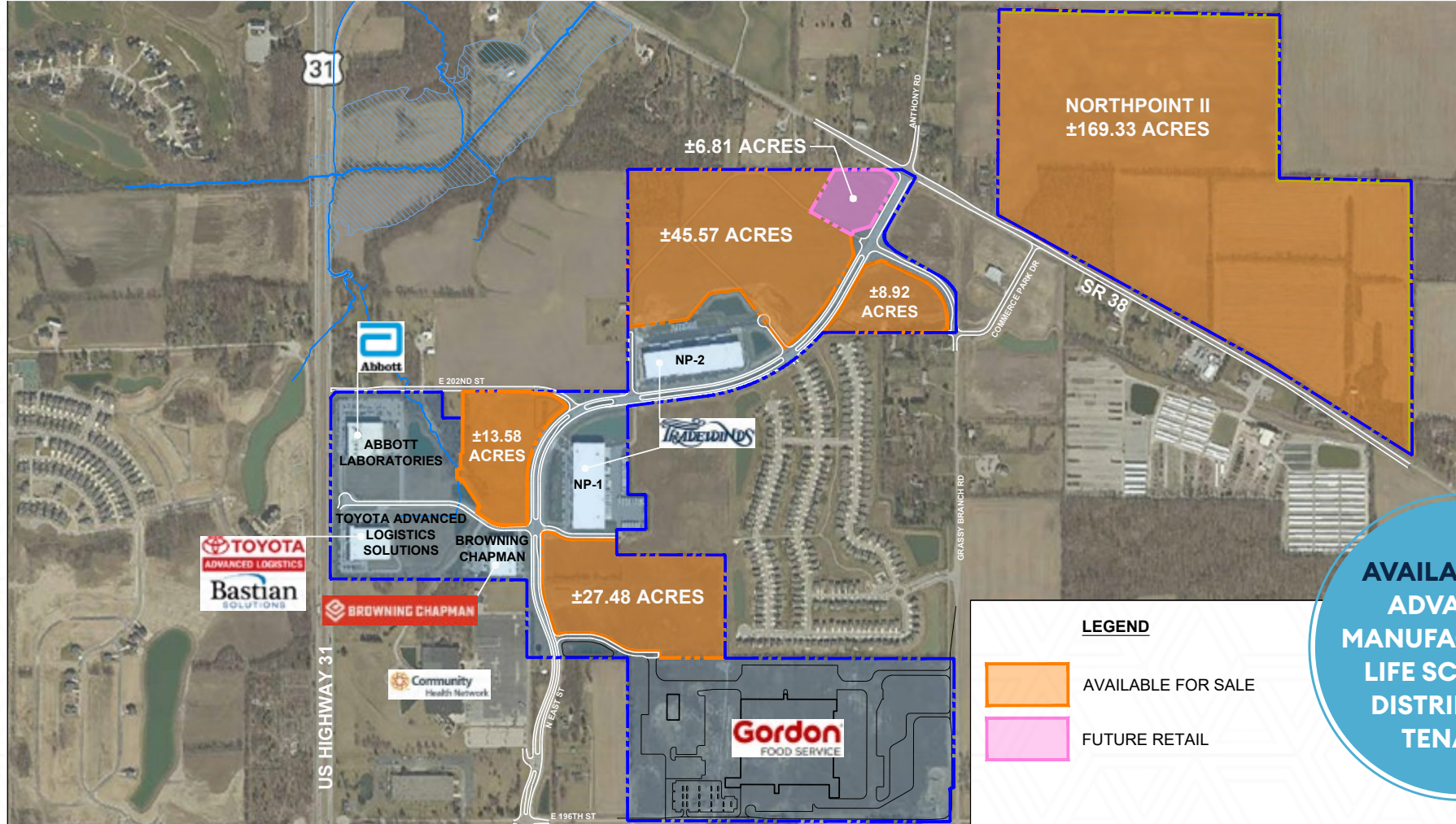
## CENTRAL INDIANA'S HUB FOR TECH & INNOVATION

NorthPoint Business Park in Westfield, Indiana, offers a remarkable opportunity for companies to establish themselves within one of the region's fastest-growing communities. Spanning over 300 acres, this state-of-the-art industrial park is poised to become Indiana's next hub of tech and innovation, with customizable spaces ranging from build-to-suit to expansive greenfield sites—providing the ideal environment to grow and thrive.





# THREE HUNDRED ACRES OF ENDLESS POSSIBILITIES



## OPPORTUNITY HIGHLIGHTS

300 acres of prime mixed-use space

Build-to-suit and land sale opportunities

Flexibility to accommodate mega-site project, advanced manufacturing, and corporate campuses

Large, contiguous sites allow for easy expansion

Directly adjacent to US 31 corridor

Access to I-465

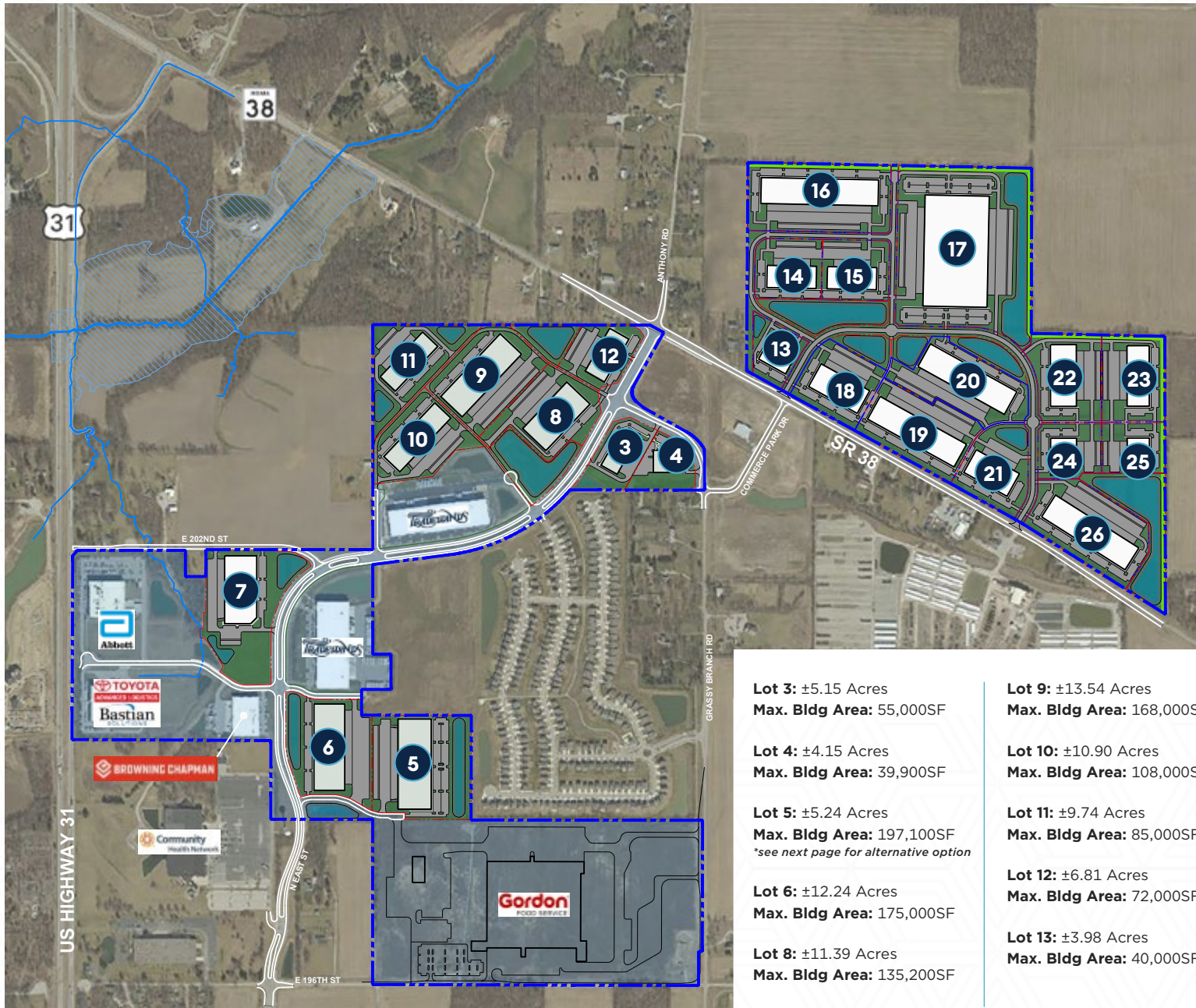
Multiple points of easy ingress and egress

Ample water and power supply



# SITE PLAN

SITE SIZE ADJUSTABLE TO CLIENT REQUIREMENT



**Lot 3:** ±5.15 Acres  
**Max. Bldg Area:** 55,000SF

**Lot 4:** ±4.15 Acres  
**Max. Bldg Area:** 39,900SF

**Lot 5:** ±5.24 Acres  
**Max. Bldg Area:** 197,100SF  
*\*see next page for alternative option*

**Lot 6:** ±12.24 Acres  
**Max. Bldg Area:** 175,000SF

**Lot 8:** ±11.39 Acres  
**Max. Bldg Area:** 135,200SF

**Lot 9:** ±13.54 Acres  
**Max. Bldg Area:** 168,000SF

**Lot 10:** ±10.90 Acres  
**Max. Bldg Area:** 108,000SF

**Lot 11:** ±9.74 Acres  
**Max. Bldg Area:** 85,000SF

**Lot 12:** ±6.81 Acres  
**Max. Bldg Area:** 72,000SF

**Lot 13:** ±3.98 Acres  
**Max. Bldg Area:** 40,000SF

**Lot 14:** ±7.09 Acres  
**Max. Bldg Area:** 72,000SF

**Lot 15:** ±7.18 Acres  
**Max. Bldg Area:** 72,000SF

**Lot 16:** ±17.18 Acres  
**Max. Bldg Area:** 199,500SF

**Lot 17:** ±33.21 Acres  
**Max. Bldg Area:** 468,000SF

**Lot 18:** ±8.89 Acres  
**Max. Bldg Area:** 94,500SF

**Lot 19:** ±12.59 Acres  
**Max. Bldg Area:** 168,000SF

**Lot 20:** ±12.52 Acres  
**Max. Bldg Area:** 168,000SF

**Lot 21:** ±7.62 Acres  
**Max. Bldg Area:** 84,000SF

**Lot 22:** ±10.59 Acres  
**Max. Bldg Area:** 105,000SF

**Lot 23:** ±9.72 Acres  
**Max. Bldg Area:** 88,200SF

**Lot 24:** ±6.19 Acres  
**Max. Bldg Area:** 63,000SF

**Lot 25:** ±5.75 Acres  
**Max. Bldg Area:** 45,000SF

**Lot 26:** ±14.35 Acres  
**Max. Bldg Area:** 168,000SF

**Preservation Area:**  
±10.78 Acres



# SITE PLAN

LOT 5



**Building 3:** 30,000 SF

**Car Parking:** 72 Cars

**Docks (9'x10'):** 8 Max

**Building 4:** 30,000 SF

**Car Parking:** 73 Cars

**Docks (9'x10'):** 8 Max

**Building 5:** 25,500 SF

**Car Parking:** 54 Cars

**Docks (9'x10'):** 7 Max

**Building 6:** 30,000 SF

**Car Parking:** 48 Cars

**Docks (9'x10'):** 8 Max

**Building 7:** 30,000 SF

**Car Parking:** 45 Cars

**Docks (9'x10'):** 8 Max

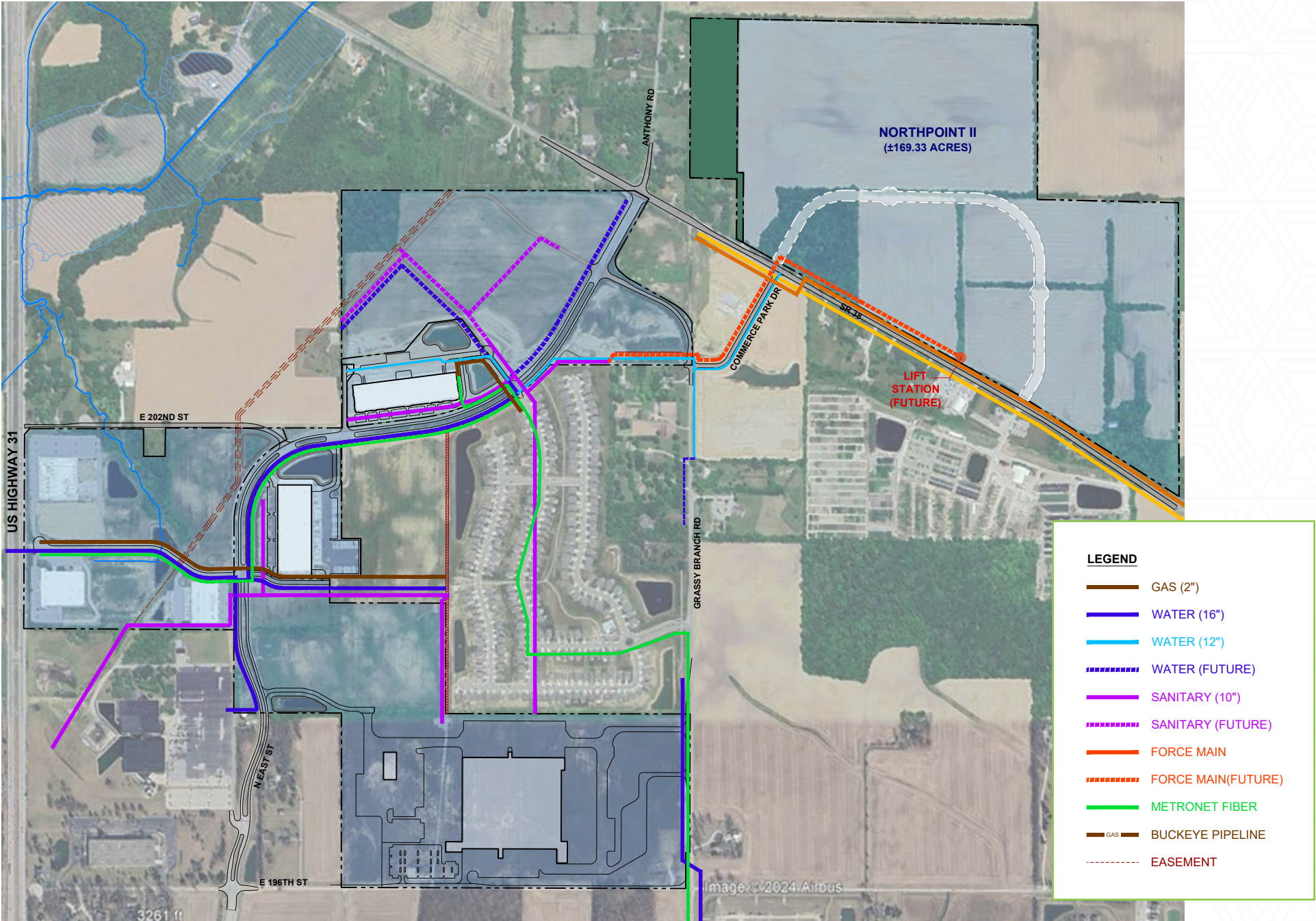
**Building 8:** 30,000 SF

**Car Parking:** 48 Cars

**Docks (9'x10'):** 8 Max



# ROBUST INFRASTRUCTURE





# POSITIONED FOR PROSPERITY

Recognized as one of “America's Top Ten Towns for Families,” Westfield has transformed into one of Central Indiana’s fastest-growing communities, offering a unique blend of residential appeal with a dynamic environment for advanced manufacturing and tech enterprises.

Just 30 minutes north of Indianapolis, Westfield’s rapid development – highlighted by the renowned Grand Park Sports Complex and state-of-the-art Community Health Network – creates the perfect setting for families to thrive, talent to grow, and businesses to flourish.

## GRAND PARK SPORTS COMPLEX

- 360 acres of facilities with 31 outdoor fields
- 370,000 sq. ft. Grand Park Events Center with 3 professional turf fields, lounge, retail and office space
- Indianapolis Colts Training Camp
- Indiana Pacers Athletic Center

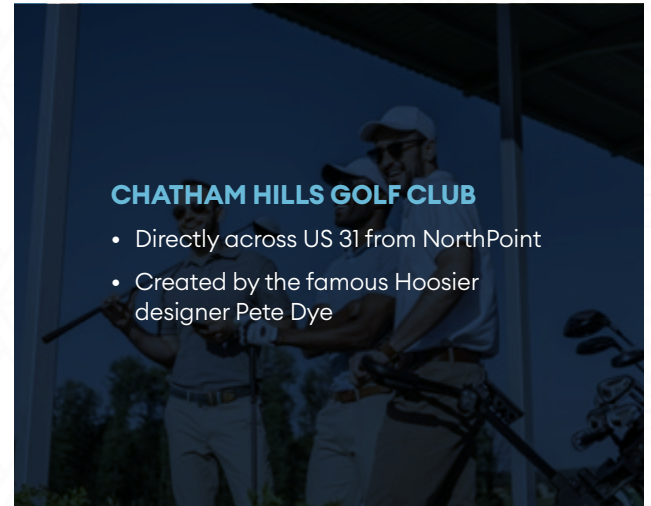


Grand Park Ranked  
Best Soccer Facility by  
Connect Sports



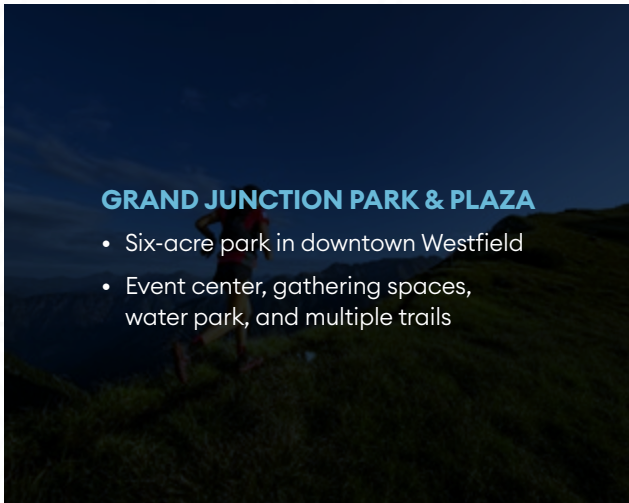
## CHATHAM HILLS GOLF CLUB

- Directly across US 31 from NorthPoint
- Created by the famous Hoosier designer Pete Dye



## GRAND JUNCTION PARK & PLAZA

- Six-acre park in downtown Westfield
- Event center, gathering spaces, water park, and multiple trails



## COMMUNITY HEALTH NETWORK

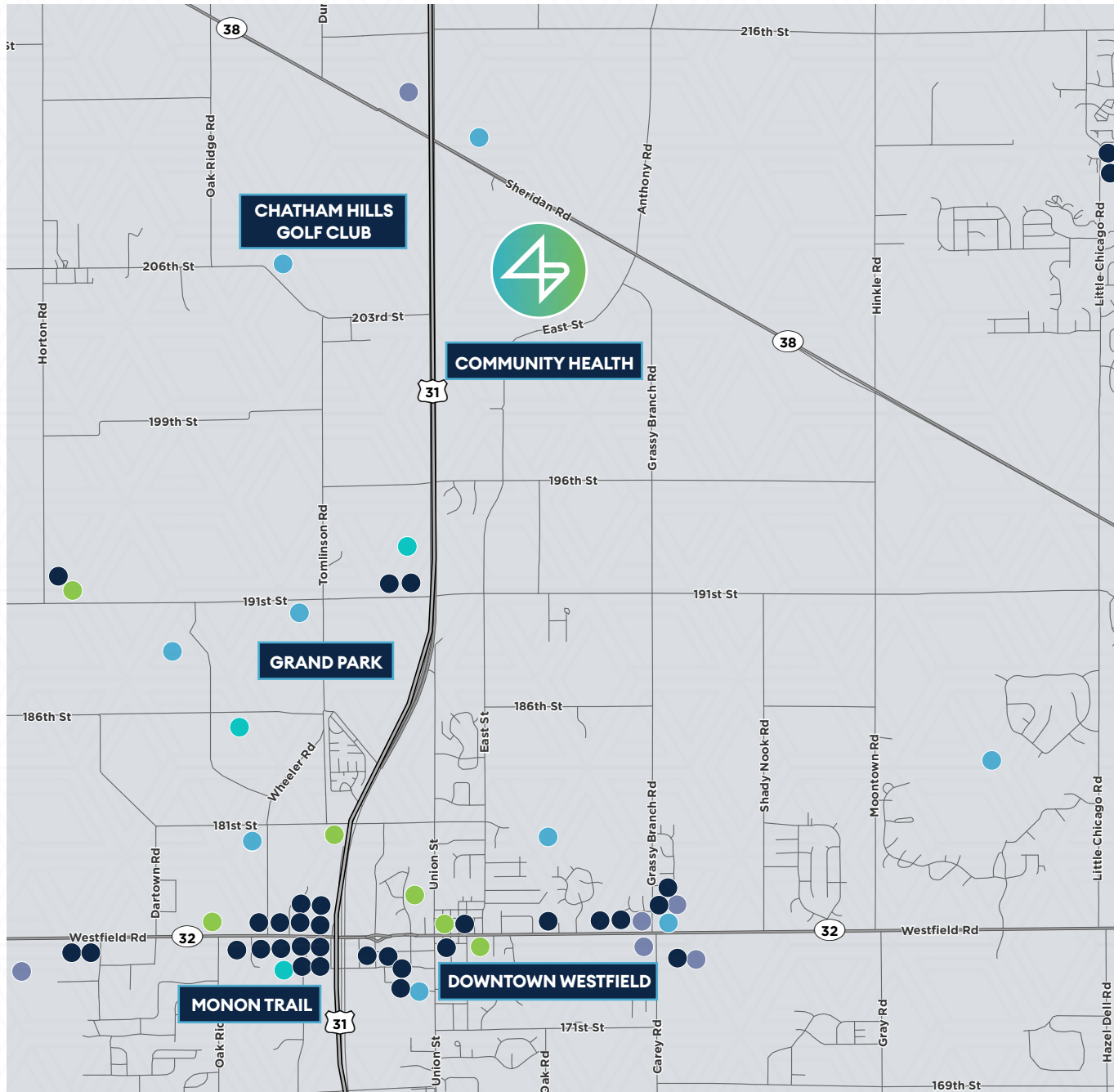
- 425,000 SF state-of-the-art healthcare campus
- Ambulatory surgery center, medical office building, emergency department, and six-story patient tower



Ranked in Top 10  
Healthiest Communities  
in America



# WESTFIELD AMENITIES



WITHIN A 3 MILE RADIUS

 **32**  
RESTAURANTS

 **6**  
RETAIL LOCATIONS

 **3**  
HOTELS

 **9**  
RECREATION AREAS

 **6**  
ENTERTAINMENT OPTIONS



Best Small Cities in America  
by Wallet Hub



Top 10 Places to Live in America  
by Money Magazine



# BUILDING THE WORKFORCE OF THE FUTURE

Surrounded by an impressive network of premier research institutions and programs, tenants at NorthPoint Business Park will benefit from a steady pipeline of top-tier talent.



#11 Business - Accounting  
#19 National Universities



#1 Engineering Programs  
#1 Chemical Engineering



#1 Most Innovative Schools  
(Regional Midwest)  
#1 Regional Universities Midwest



BALL STATE  
UNIVERSITY

Top 100 Public Colleges  
& Universities



INDIANA UNIVERSITY

#4 Entrepreneurship  
#11 Business Management



Top 50  
Most Innovative Schools



#1 Agriculture & Biological Engineering Program  
#6 Production/Operations Management  
#9 Engineering Programs  
Top 10 Most Innovative Schools

## INDIANA'S NEW APPRENTICESHIP PATHWAY PROGRAM LAUNCHING IN 2025

Pathways offered in Life Sciences, Health Care, Banking and Advanced Manufacturing



# SKILLED WORKFORCE

## Blue Collar

POPULATION DENSITY



## 2024 DEMOGRAPHICS

WITHIN 40 MIN DRIVE TIME

**54,474**

WAREHOUSE EMPLOYEES

**3.3%**

UNEMPLOYMENT RATE

**\$78,853**

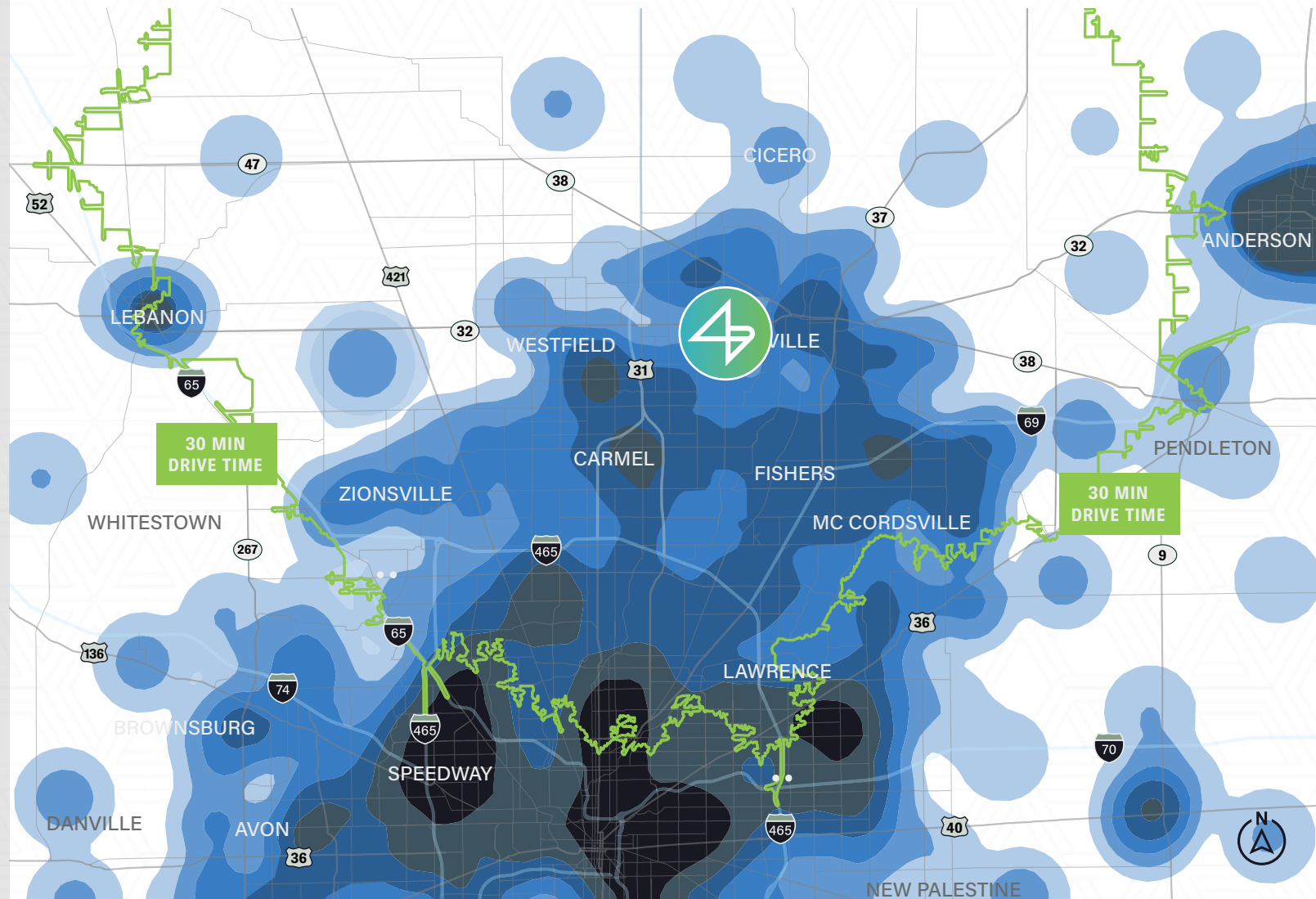
MEDIAN HH INCOME

**19.8%**

HIGH SCHOOL EDUCATED

**52.6%**

COLLEGE EDUCATED





# POSITIONED FOR GROWTH

Renowned as the "Crossroads of America," Indianapolis offers unbeatable access to major markets across the country, making it the perfect location for businesses looking to connect faster and expand further.



**#1 IN PASS**  
THROUGH HIGHWAYS



**DOWNTOWN INDIANAPOLIS**  
**30 MINUTES**



**80% OF THE US POPULATION**  
**LIVES WITHIN 650 MILES (1 DAY**  
**TRUCKING DISTANCE)**







# NORTHPOINT

For More Information, Please Contact:

**RYAN E. BAKER, SIOR, CCIM**  
*Executive Managing Director*  
+1 317 352 5428  
[ryan.baker@cushwake.com](mailto:ryan.baker@cushwake.com)

**MICHAEL W.M. WEISHAAR, SIOR**  
*Vice Chair*  
+1 317 639 0494  
[michael.weishaar@cushwake.com](mailto:michael.weishaar@cushwake.com)

**JORDAN CORBIN**  
*VP of Development*  
+1 678 640 7935

**CHRIS WILKES**  
*Senior Vice President*  
+1 317 710 6190

