947 WEST STATE ROAD 32
WESTFIELD, IN

Trailside
BUSINESS PARK



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High End Industrial For Lease

CUSHMAN & WAKEFIELD

WHERE COMMERCE

Meets Community

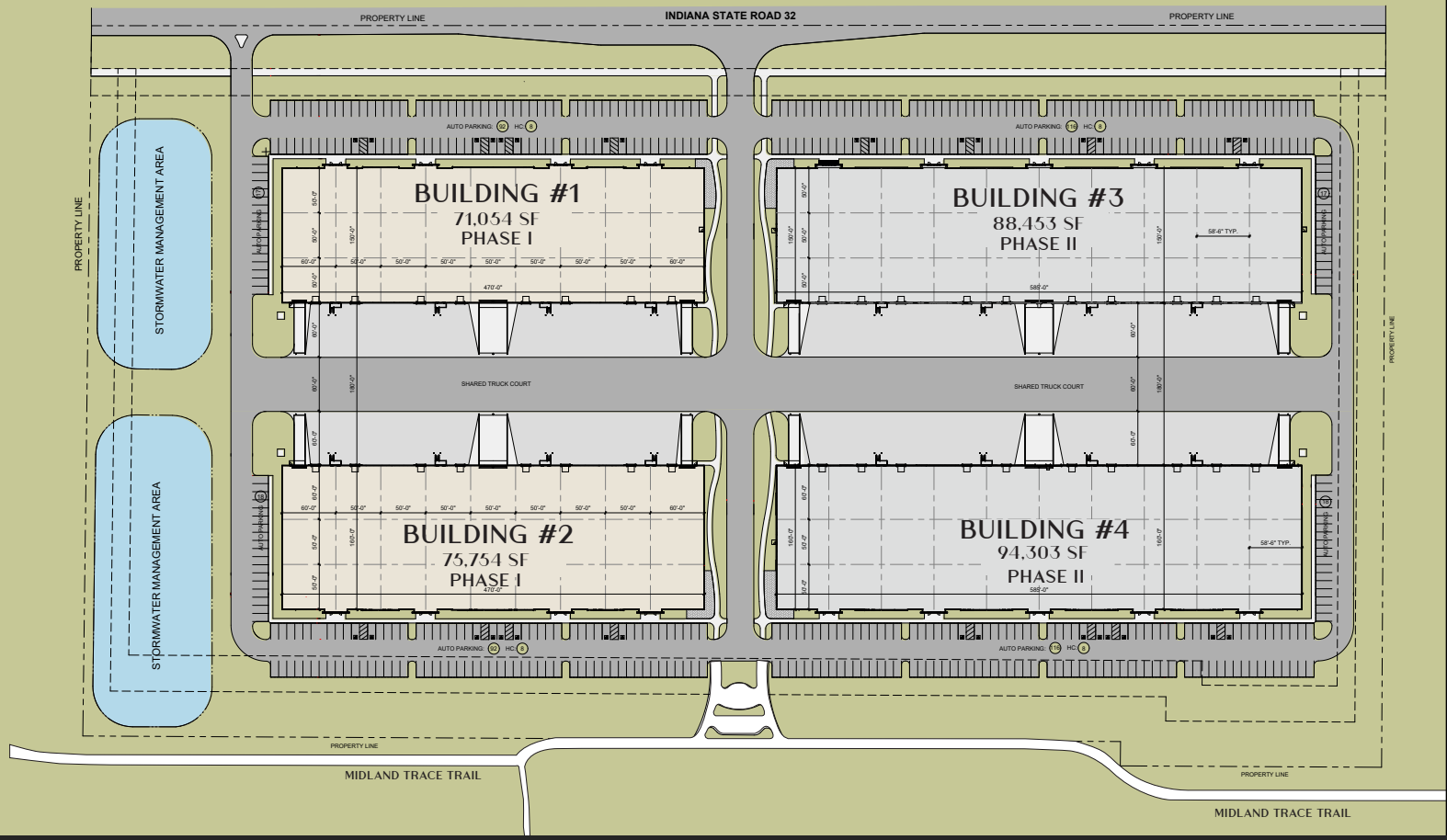
TRAILSIDE BUSINESS PARK delivers four modern industrial buildings across over 26 acres in Westfield, Indiana. Just minutes from US-31 and SR-32, the development seamlessly connects tenants to the greater Indianapolis region and more than half the U.S. population in a single day. With high-quality design and direct access to the Midland Trace Trail, Trailside Business Park combines a central, distribution-friendly location with a community recognized for its quality of life.



PROPERTY HIGHLIGHTS

- Four (Approx. 71,054 - 94,303 SF) buildings
- Over 26 acres in Westfield, IN
- Connected to Midland Trace Trail and Westfield's 115-mile trail network
- Direct access to US-31 and SR-32
- Minutes from Grand Park Sports Campus
- Ideal for biotech, large-scale users and diverse industries
- Surrounded by restaurants, services and hotels
- Westfield is the fastest growing municipality in Indiana

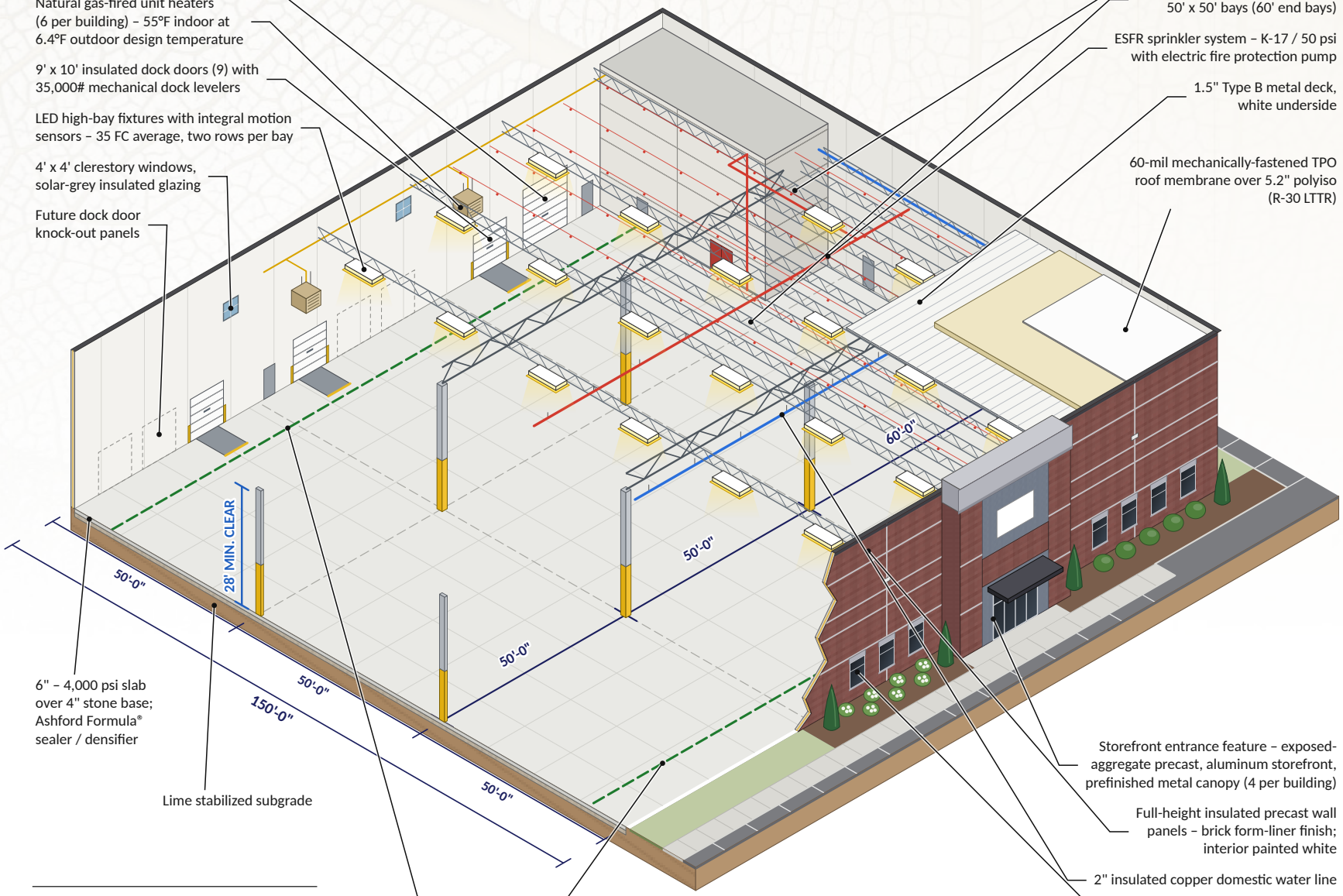
SITE Plan



BUILDING ONE & TWO

SPACE AVAILABLE:	Building 1: 71,054 SF (470' X 150') Building 2: 75,754 SF (470' X 160')	**HVAC:**	Natural gas fired unit heaters 55°F average indoor air temperature at 64°F outdoor air temperature
SITE DIMENSIONS:	Approx. 12.5 acres (Phase I)	**SPRINKLERS:**	ESFR
MINIMUM DIVISIBLE:	7,500 SF tenant suite	**BAY SPACING**	50' x 50' (typical) 60' x 50' (end walls)
STRUCTURE:	Slab-on-grade - 6", 4,000 psi (compressive)/ 650 psi (flexural) over 4" stone base	**ROOF:**	45-mil mechanically fastened single ply over 5.2" of polyisocyanurate insulation (R-30 LTTR)
CLEAR HEIGHT:	28' minimum clear height	**POWER:**	Up to 3,000A - 480/277V
OVERHEAD DRIVE-IN DOORS:	Four 12' x 14' motor operated	**LIGHTING:**	LED with motion sensors to provide for an initial average lighting level of 35' foot-candles (3' above FFE) assuming an open floor plan
DOCK DOORS:	Ten dock doors with 35,000 pound levelers	**AUTO PARKING:**	122 (Building 1) / 123 (Building 2)
TELEPHONE DATA:	Two - 4" PVC conduits for future connectivity	**ZONING:**	Trailside Business Center PUD

BUILDING 1

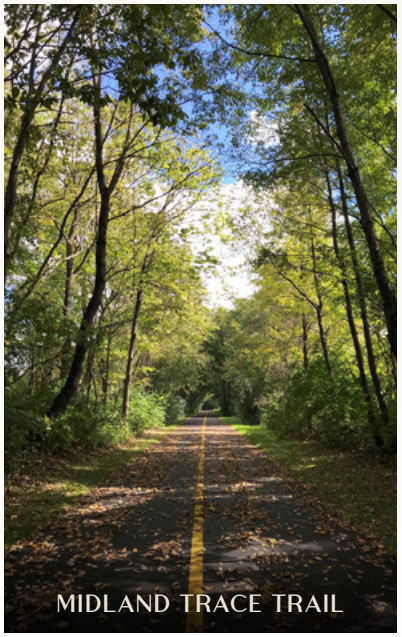


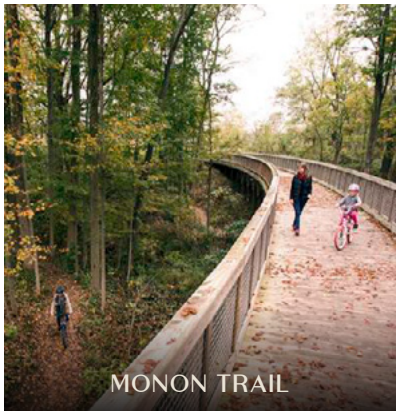
Building specifications are subject to tenant verification. Cushman & Wakefield is not responsible for any errors or inaccuracies.

Connected by Nature

The industrial park sits along the Midland Trace Trail, minutes from Grand Park, and within Westfield's 115-mile trail network, including the Monon Trail, connecting Westfield directly to downtown Indianapolis.



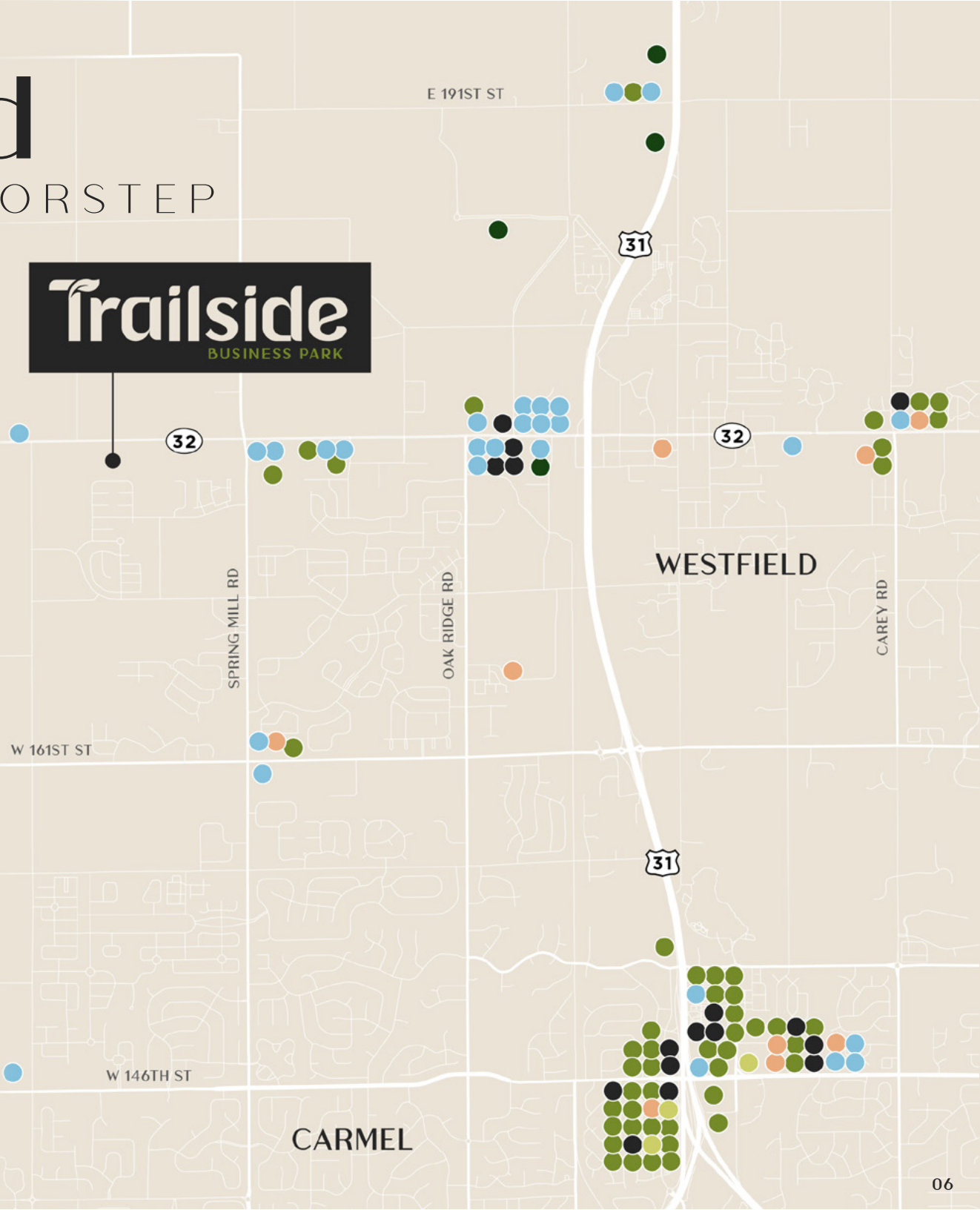

MIDLAND TRACE TRAIL


MONON TRAIL

Westfield

AT YOUR DOORSTEP

TRAILSIDE BUSINESS PARK
places tenants in the heart of Westfield, surrounded by restaurants, retail and hotels. From early morning coffee to after-work happy hours, everything you need is just a short drive away.



- 49 SHOPPING
- 28 FAST FOOD
- 16 RESTAURANTS
- 9 FITNESS
- 4 HOTELS
- 4 ENTERTAINMENT

BY THE Numbers

WESTFIELD is ranked among the best small cities in America and top suburbs in Indiana, offering a highly educated workforce, strong household incomes and a community that attracts talent at every level.

#19
Best Places to Live for Families
– *Fortune Well*

#7
Safest Cities in Indiana
– *The Home Security Advisor*

7,359
Warehouse Employees
– *5 mi radius*

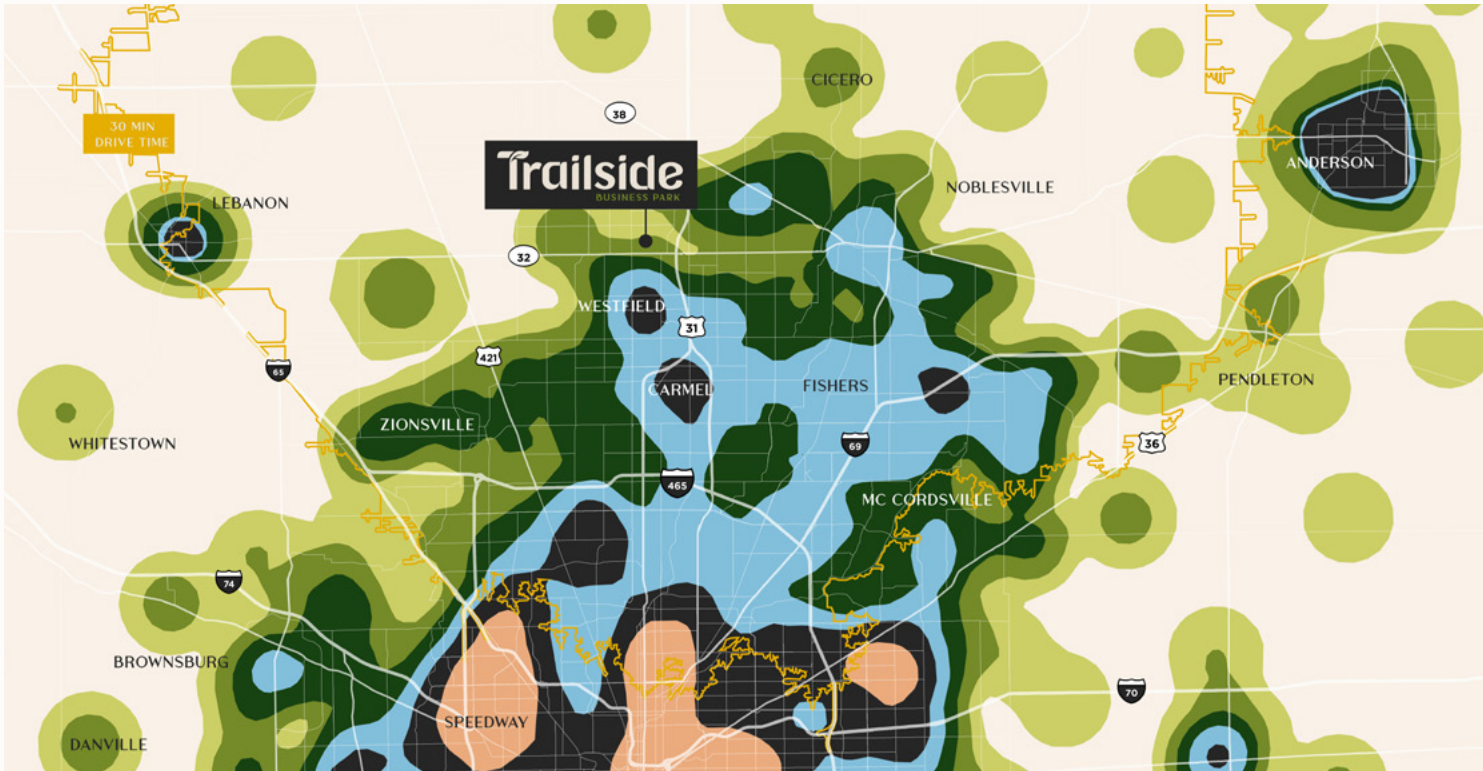
2.6%
Unemployment Rate
– *5 mi radius*

$141,791
Median Household Income
– *5 mi radius*

2025 BLUE COLLAR RESIDENT WORKER DENSITY

Low Density

High Density



Access That Delivers

TRAILSIDE BUSINESS PARK offers seamless access to US-31 and SR-32, connecting tenants to the greater Indianapolis region and placing more than half of the U.S. population within a single day's reach. The location strengthens commuting and distribution, making it an attractive location for biotech and other large-scale users.

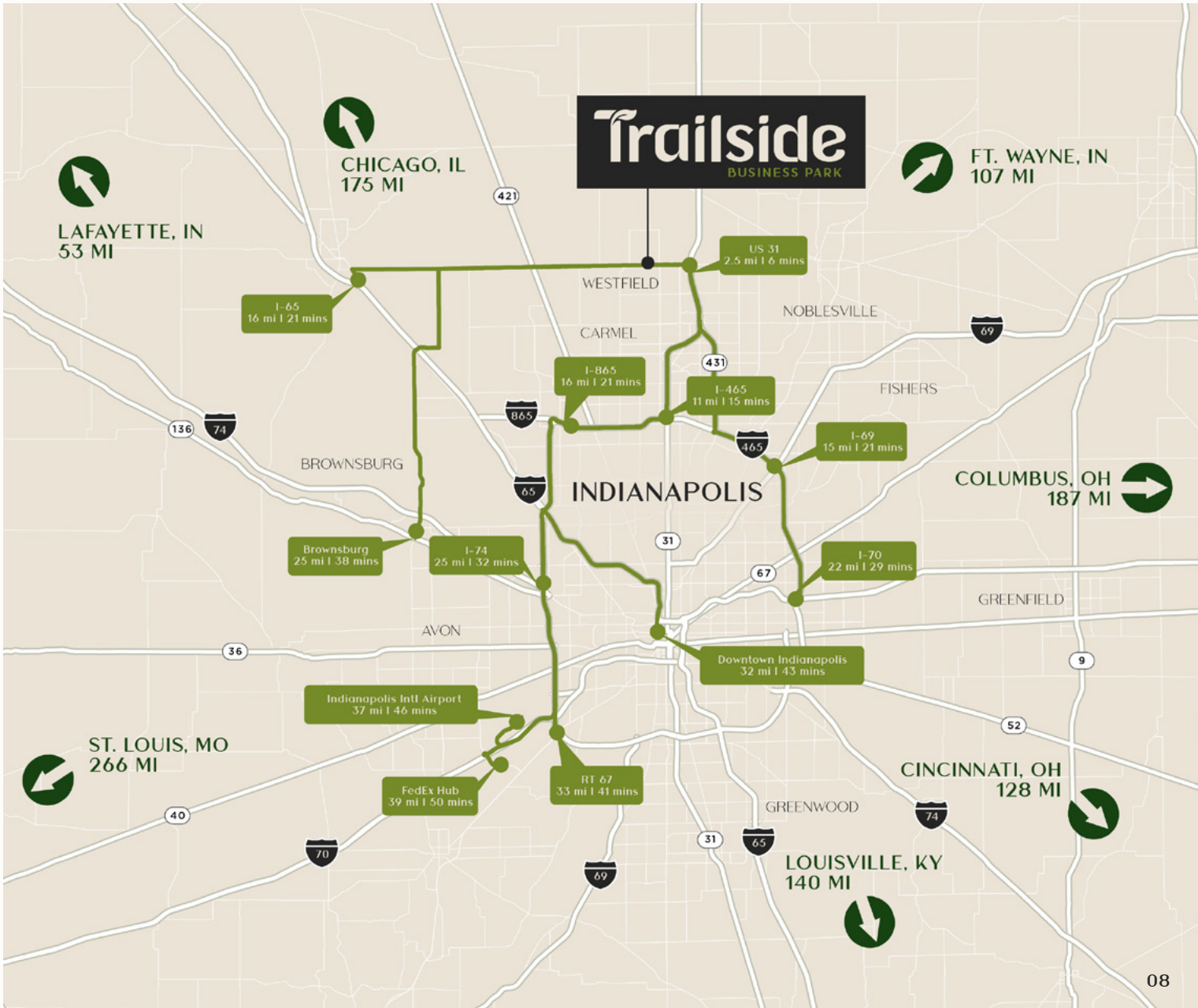
DRIVE TIMES

US-31 / SR-32
6 mins

I-465
15 mins

Downtown Indianapolis
43 mins

Indianapolis Intl Airport
46 mins





IN GOOD Company

TRAILSIDE BUSINESS PARK

is surrounded by leading employers such as Abbott Labs, AgReliant Genetics, SEP, Portable Diabetes and Aptiv Engineering Laboratory.

These companies highlight Westfield's strengths in bioscience, technology and manufacturing, reinforcing the area as a place where leading employers continue to invest and grow.



Trailside

BUSINESS PARK



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CUSHMAN & WAKEFIELD

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