



BUILDING 2

± 247,163 SF FOR LEASE



PARK HIGHLIGHTS

- PRIME AREA FOR INDUSTRIAL & RESIDENTIAL GROWTH
- 142-ACRES TOTAL
- ALL CITY UTILITIES SERVE PARK
- ZONED CORPORATE CAMPUS PUD
- 30,021 CARS PER DAY ON STATE ROAD 37
- 13 MINUTES TO I-465



AVAILABLE
±247,163 SF



SITE AREA
±16.02 ACRES



DIVISIBLE TO
±61,750 SF

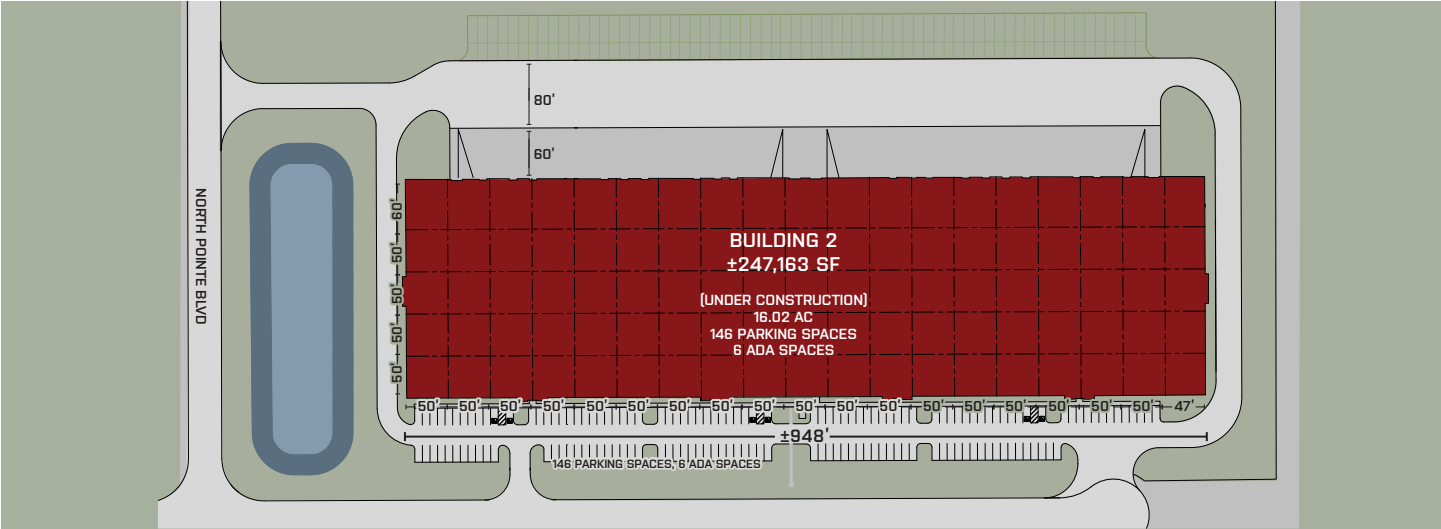
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BUILDING 2



BUILDING SPECS



AVAILABLE
END OF Q2 2023



LOADING
DOCK HIGH DOORS
±25 (9X10) 40,000 LB
LEVELERS EXPANDABLE



DRIVE INS
4 (12X14)



CLEAR HEIGHT
28'



COLUMN SPACING
50' X 50', STAGING BAYS
50' X 60' SPEED BAYS



CAR PARKING
±146



TRAILER PARKING
±68



TRUCK COURT
140' WITH 60' CONCRETE



DIMENSIONS
948' X 260'



SPRINKLER
ESFR



FLOOR
4,000 PSI 7" UNREINFORCED



POWER
±2,000 AMPS



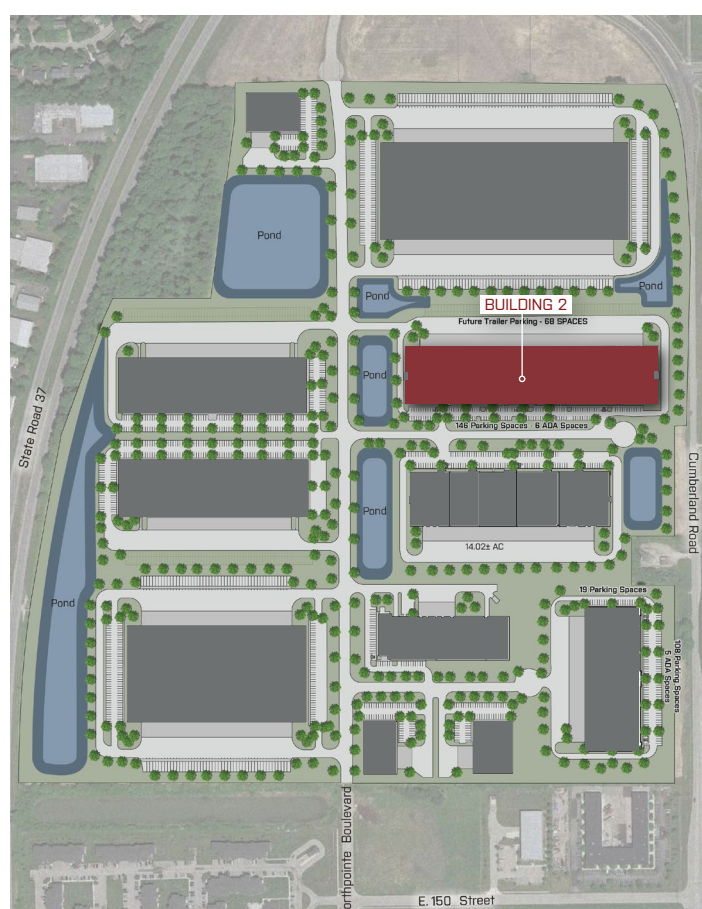
ROOF
TPO WITH R-VALUE OF 20



LED LIGHT
W/ MOTION SENSORS W/
30F COVERAGE



ZONING
PUD



An aerial site plan of the entire facility. It shows multiple buildings, parking lots, and ponds. Building 2 is highlighted in red. The plan includes labels for 'State Road 37', 'Cumberland Road', 'Northpointe Boulevard', and 'E. 150 Street'. It also shows 'Future Trailer Parking - 68 SPACES' and '14.02± AC' for various areas.