

# AVAILABLE FOR LEASE • 18160 U.S. 31 Westfield IN 46074



## Property Highlights

Building 18,990 total sf  
Land site 3.264 gross acres  
Fully Air conditioned & heated

### 8,190 sf Office Space

- Multiple offices
- Large training room(s)

### Area 1: 6,800 sf

- 12' dropped ceiling
- Double door access to fenced area

### Area 2: 4,000 sf

- 14' clear height
- 12' x 10' motorized overhead door

### Parking / Exterior Features

56 vehicle parking  
Private cul de sac  
Standard height exterior dock  
Box truck height exterior dock  
Drive in ramp  
3,000 sq ft fenced paved storage area

### Mechanicals

400 Amp 3 phase power  
125 Amp single phase power

### Location Zone / Nearby Attractions

General GB-PD Business Planned Dev.  
Westfield Trail on 181st Street  
Monon and Midland Trace Trail  
Grand Park  
Westfield YMCA  
Westfield High School  
Grand Junction Brewing

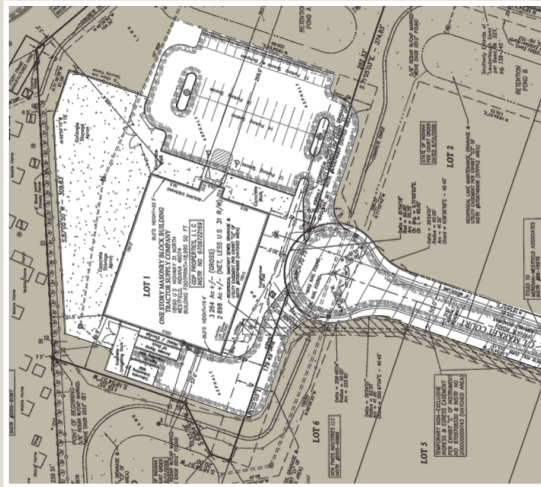
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REAL ESTATE SERVICES

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## 18,990 sf Available For Lease

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