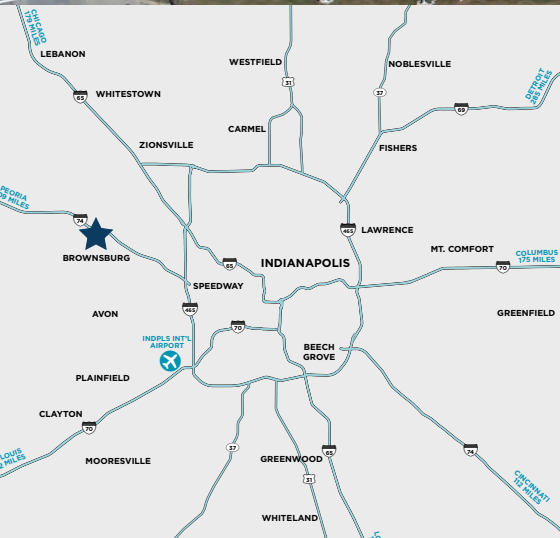


238,200 SQUARE FOOT SPECULATIVE INDUSTRIAL DEVELOPMENT AVAILABLE FOR LEASE

NORTHFIELD DRIVE COMMERCIAL BUILDING

1665 W. NORTHFIELD DRIVE, BROWNSBURG, IN

NORTHIELDDRIVEUS136.COM



PROPERTY HIGHLIGHTS

- New speculative development: 238,200 square feet (divisible)
- High-image exterior building design
- 1.85 miles to Interstate I-74
- 4.98 miles to Interstate I-465
- Ability to accommodate single or multi-tenant configurations
- Expected delivery: 12/2022

Developed and owned by

Browning.

**CUSHMAN &
WAKEFIELD**

OVERALL SITE PLAN

PHASE I

(EAST of Northfield Dr.)

Building 1:

238,200 SF
(under construction)

Building 2:

LEASED

PHASE II

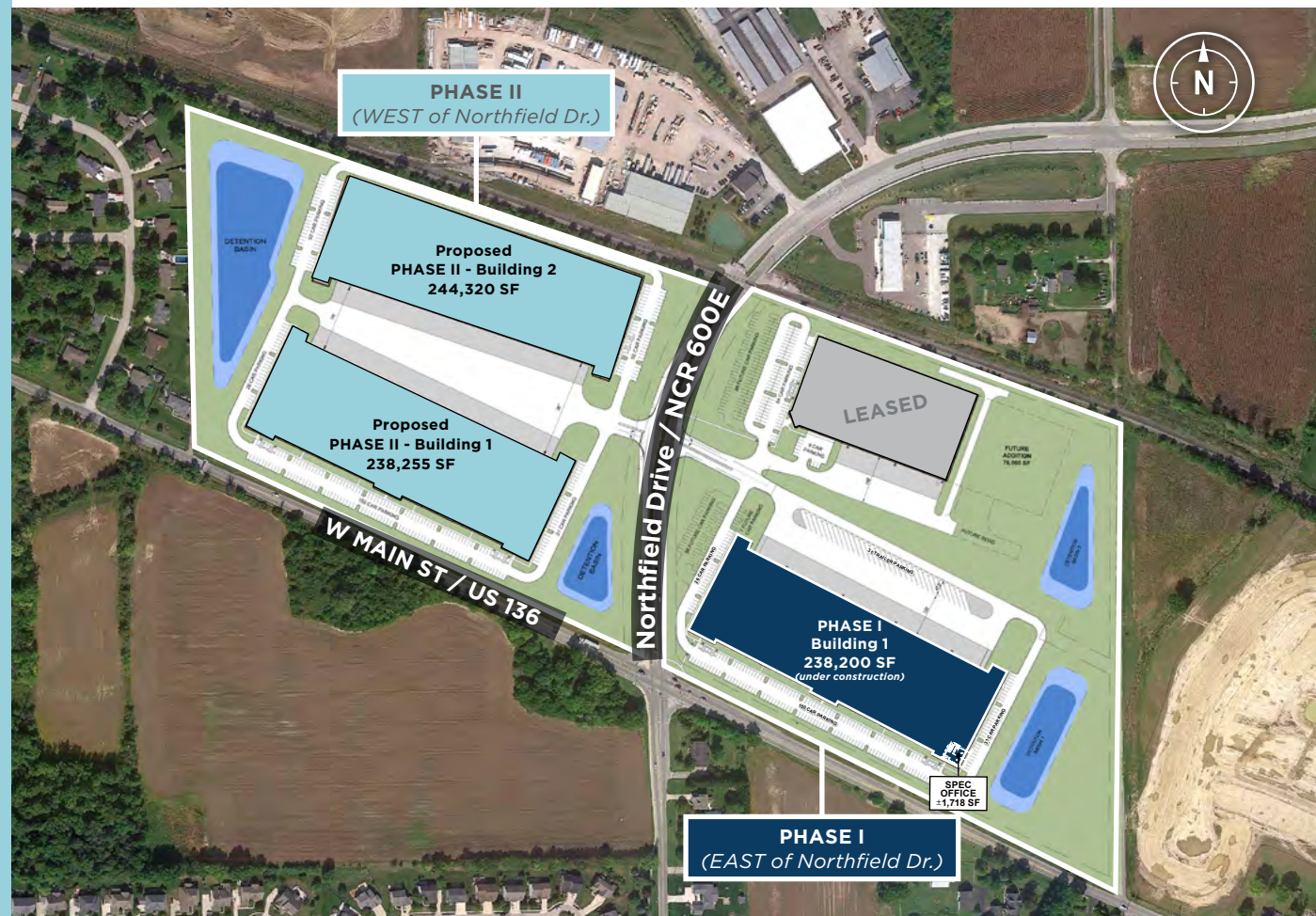
(WEST of Northfield Dr.)

Building 1:

238,255 SF

Building 2:

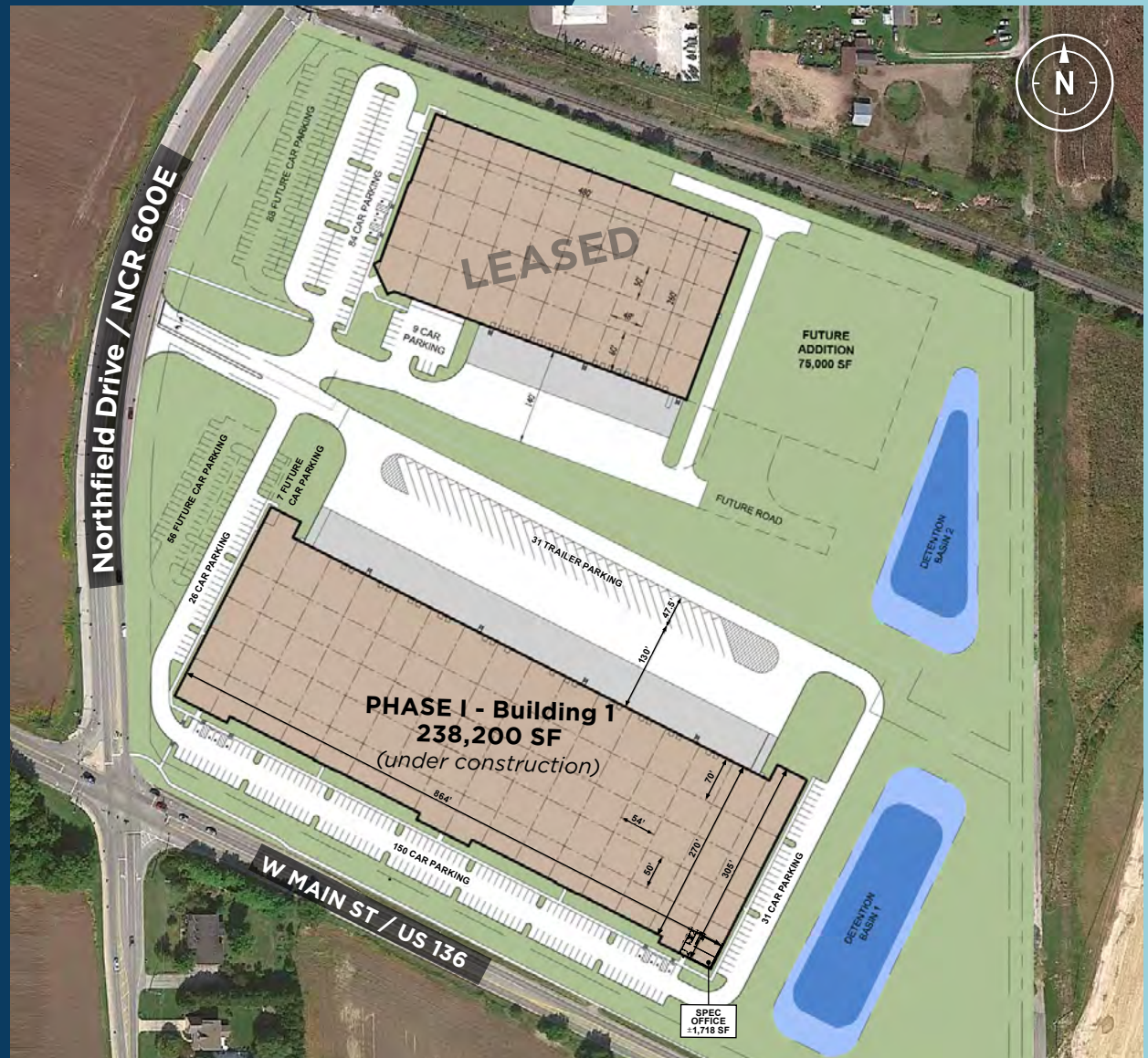
244,320 SF



PHASE I BUILDING 1

UNDER CONSTRUCTION EXPECTED DELIVERY 12/2022

- **Total building and available SF:** 238,200 SF (divisible)
- **Spec office:** ±1,718 SF
- **Building depth:** 270'
- **Clear height:** 32'
- **Bay size:** 54' x 50'
- **Speed bay size:** 54' x 70'
- **20 dock doors** (9'x10')
- **Dock package:** (7' x 8'), 40,000 lb. leveler
- **2 drive-in doors** (12'x14', motorized)
- **Truck court:** 130' deep with 60' concrete and 70' HD asphalt (with 31 angled future trailers)
- **Auto parking:** 207 spaces
- **Future auto parking:** 63 spaces
- **Floor thickness:** 7" unreinforced
- **Fire protection:** ESRF
- **HVAC:** Energy rotation units
- **Electrical:** (2) 400 amp services
- **Lighting:** LED lights with motion sensors

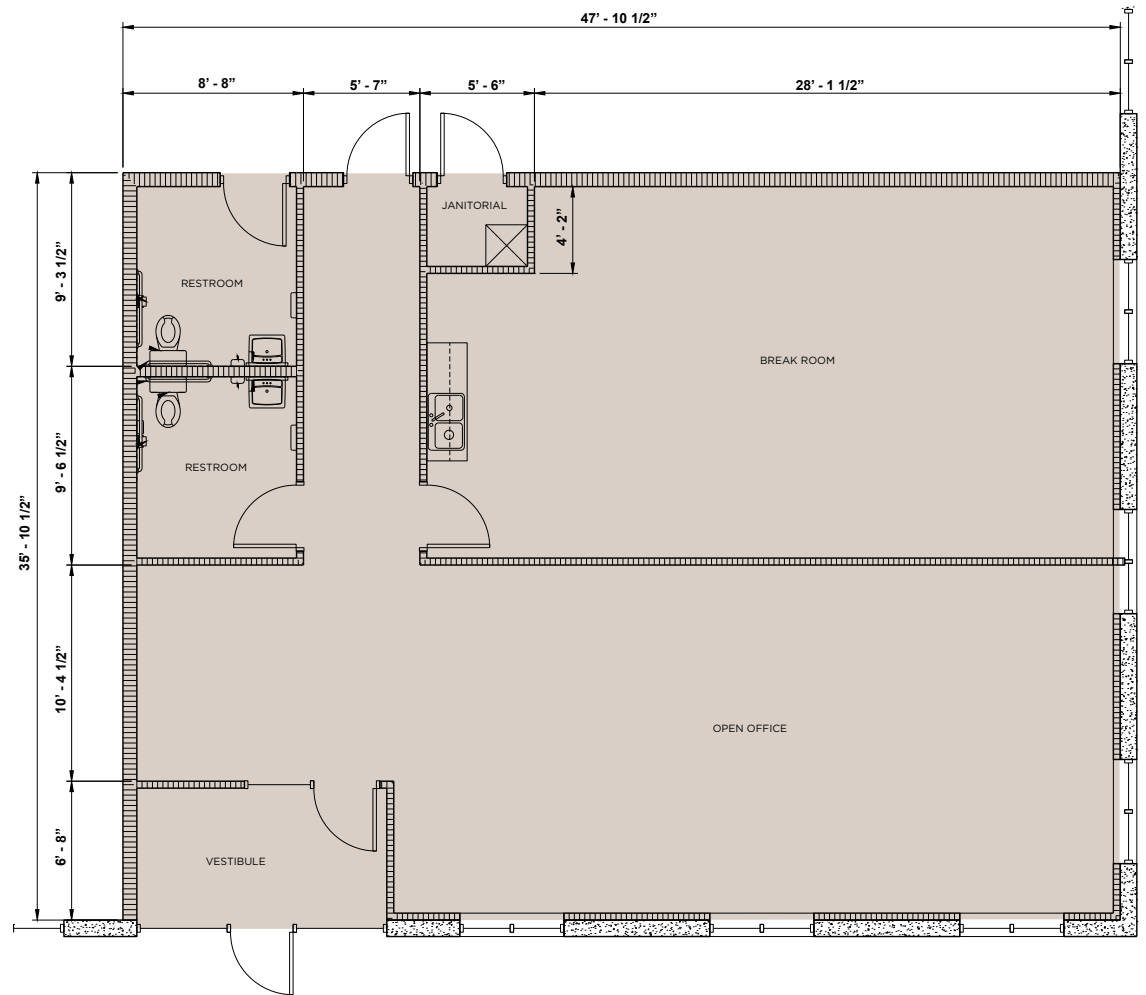


BUILDING 1 SPEC OFFICE

Spec Office: ±1,718 SF

Layout:

- Two (2) restrooms
- Janitorial closet
- Open office
- Break room
- Entry/vestibule



PHASE II FEATURES

PHASE II - BUILDING 1

- **Size:** 238,255 SF
- **Building depth:** 270'
- **Clear height:** 32'
- **22 dock doors** (9'x10')
- **Dock package:** (7' x 8'), 40,000 lb. leveler
- **2 drive-in doors** (12'x14', motorized)
- **Auto parking:** 207 spaces

PHASE II - BUILDING 2

**(building may be modified to Tenant preference)*

- **Size:** 244,320 SF
- **Building depth:** 280'
- **Clear height:** 32'
- **22 dock doors** (9'x10')
- **Dock package:** (7' x 8'), 40,000 lb. leveler
- **2 drive-in doors** (12'x14', motorized)
- **Auto parking:** 102 spaces



JUST DOWN THE STREET FROM DOWNTOWN BROWNSBURG

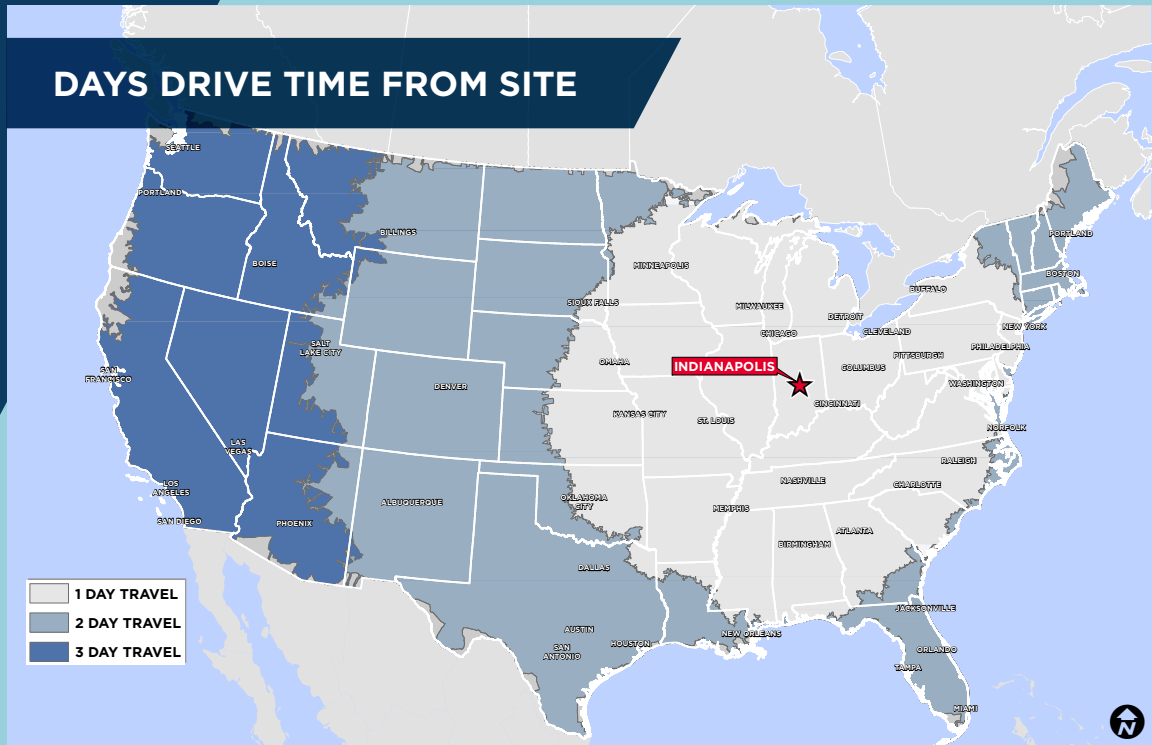
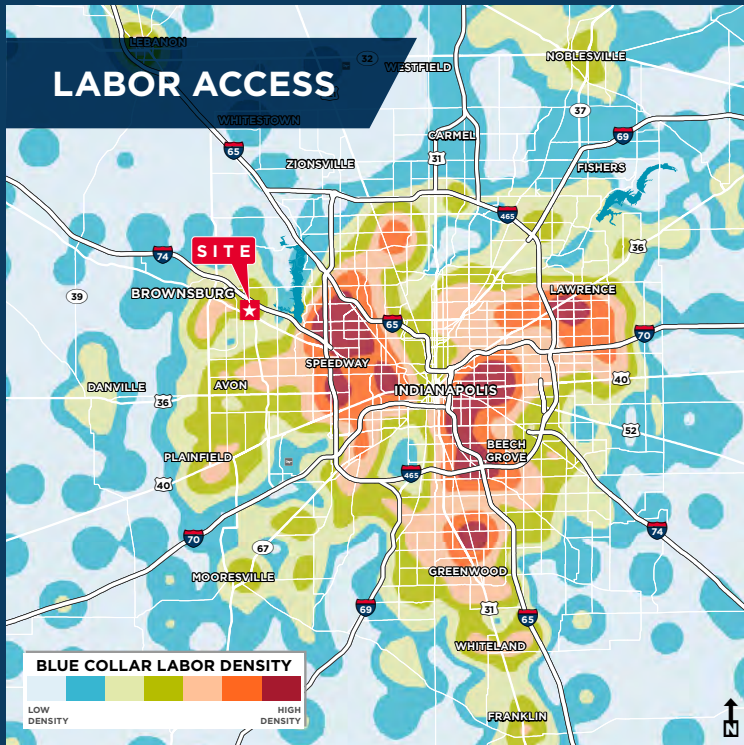
AMENITY-RICH AREA



CLOSE INTERSTATE PROXIMITY

4.98 MILES TO INTERSTATE 465





CUSHMAN & WAKEFIELD
 Michael W.M. Weishaar, SIOR
 317.639.0494
 michael.weishaar@cushwake.com

Ryan Baker, SIOR, CCIM
 317.352.5428
 ryan.baker@cushwake.com

Developed and owned by

Browning.

CUSHMAN & WAKEFIELD

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