



AVAILABLE

CLASS A | WAREHOUSE | INDUSTRIAL FOR LEASE
± 13,496 SF

4084 PERRY BLVD
WHITESTOWN, INDIANA 46075

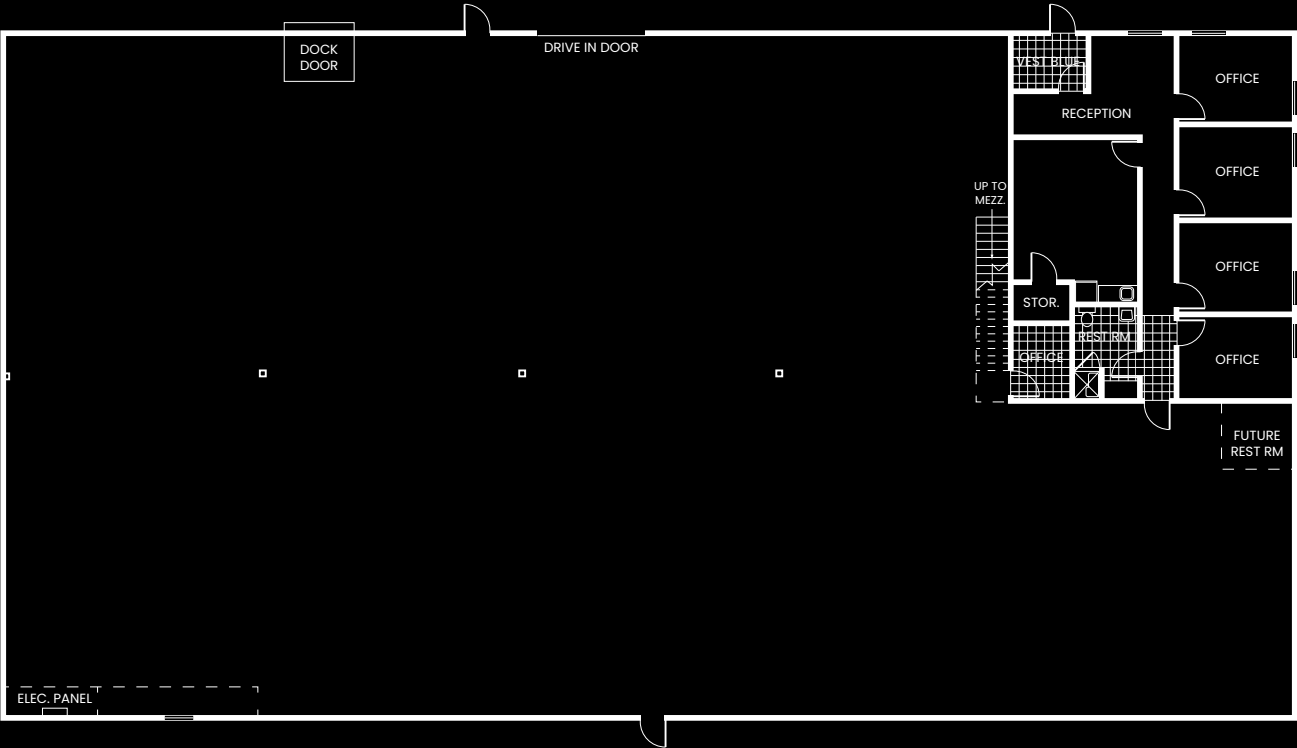
PROPERTY HIGHLIGHTS

WAREHOUSE ±10,504 SF
OFFICE ± 2,992 SF
TOTAL BUILDING ± 13,496 SF
CLEAR HEIGHT 22-25'
ZONED I-2
DRIVE IN DOOR 1 TOTAL | 12'W X 14' H
DOCK DOORS 1 TOTAL
YEAR BUILT 2003
AMPLE PARKING
POTENTIAL TO EXPAND

DEMOGRAPHICS

| | 1mi | 3mi | 5mi |
|------------------------|----------|-----------|-----------|
| Population | 200 | 9,309 | 23,935 |
| Average Household Size | 2.70 | 2.56 | 2.81 |
| Households | 74 | 3,622 | 8,479 |
| Median Age | 41.3 | 35.6 | 36.2 |
| Avg Household Income | \$95,780 | \$124,334 | \$147,114 |

LEASE OUTLINE DRAWING



MAJOR RETAILERS

| | | |
|---------------------|---------------------|--------------------|
| HOBBY LOBBY | AMERICAN MATTRESS | BIG O TIRES |
| FIVE BELOW | CULVER'S | BURGER KING |
| T.J. MAXX | CHICKEN SALAD CHICK | CRACKER BARREL |
| BURLINGTON | HARMONY STEAKHOUSE | CVS |
| KIRKLAND'S HOME | STARBUCKS | LOWE'S |
| OLD NAVY | CITY BARBEQUE | PANDA EXPRESS |
| ROSS DRESS FOR LESS | CHICK-FIL-A | MCDONALD'S |
| TORRID | CIRCLE K | MEIJER |
| PETCO | QDOBA | MCALISTER'S DELI |
| DOLLAR TREE | TACO BELL | BUFFALO WILD WINGS |

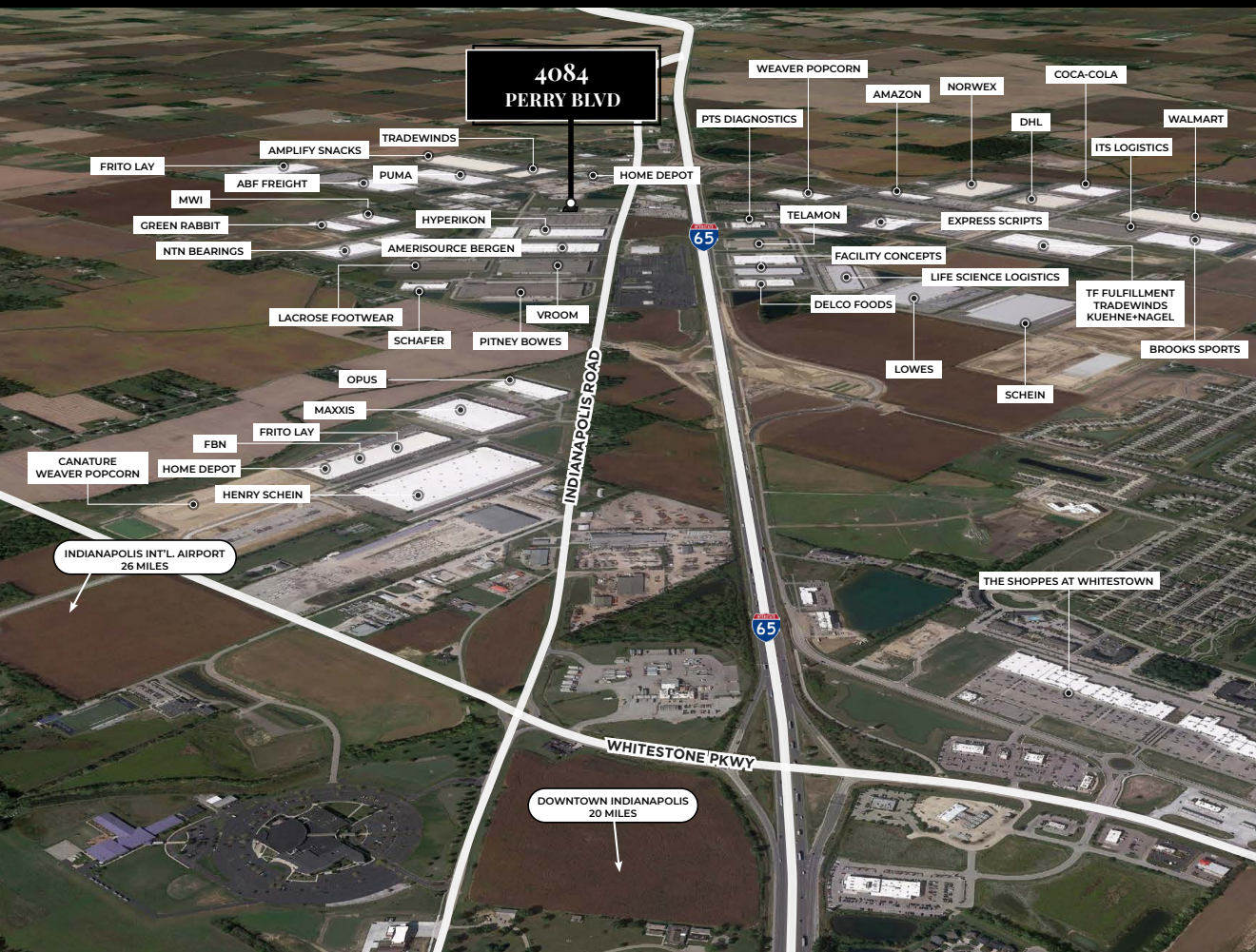
PROPERTY PHOTOS



THE LOCATION

THIS FLEXIBLE WAREHOUSE SPACE OFFERS OPTIMAL CONNECTIVITY WITH EASY ACCESS TO I-65 I SR 267 & I-65 I CR 550 S INTERCHANGES, MAKING IT A MERE 25 MILES FROM THE INDIANAPOLIS INTERNATIONAL AIRPORT AND ADJACENT TO THE WORLD'S SECOND LARGEST FEDEX AIR HUB.

4084 PERRY BLVD IS MINUTES AWAY FROM MAJOR GLOBAL-BRAND CORPORATE FACILITIES, SOLIDIFYING ITS POSITION AS A PRIME LOCATION IN CENTRAL INDIANA'S LOGISTICS & DISTRIBUTION HUB. WHITESTOWN, INDIANA CONSISTENTLY RANKS AS INDIANA'S FASTEST-GROWING CITY, MAKING IT THE PREMIER BUSINESS DESTINATION.



AREA DEMOGRAPHICS

WHITESTOWN

- INDIANA'S FASTEST-GROWING COMMUNITY 10 YEARS RUNNING
- 3,137,684 INDIANAPOLIS POPULATION 2022
- 74,272 BOONE COUNTY POPULATION 2022

BOONE COUNTY, IN

INDIANA

- BEST STATE FOR BUSINESS IN THE MIDWEST
- RANKS #5 NATIONALLY

WORKFORCE

- 733,000 - 20 MILE

AIRPORT

- 28 MINUTE DRIVE
- HOME TO 2ND LARGEST FEDEX FACILITY IN THE WORLD

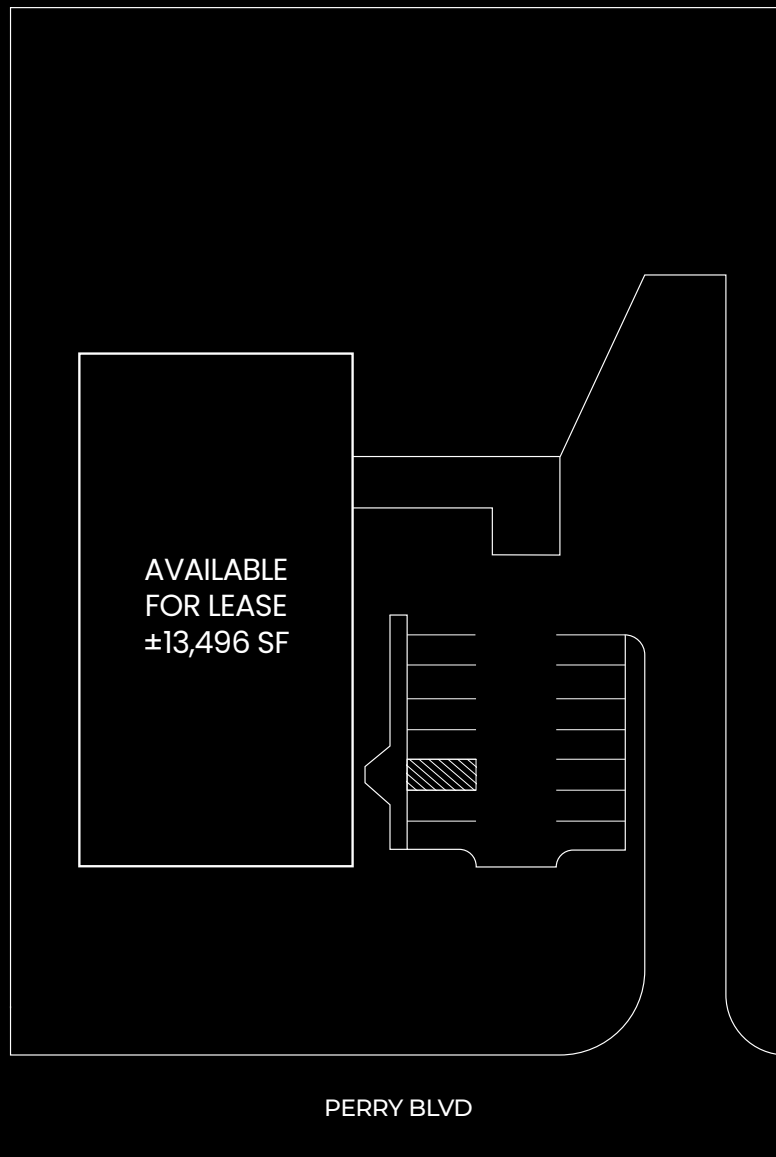
TAXES

- BEST STATE TAX CLIMATE IN THE MIDWEST
- RANKS #10 NATIONALLY

BOONE COUNTY

- HOME TO SOME OF THE FASTEST GROWING IN CITIES

SITE PLAN



CONTACT

1425 E 86TH ST. SUITE 212
INDIANAPOLIS, IN 46240

WWW.BRIGHTPOINTREALESTATE.COM

COOPER LAIKIN | MANAGING BROKER
317.989.6444
CLAIKIN@BRIGHTPOINTRE.COM

EVAN KROOT | BROKER
317.625.4377
EKROOT@BRIGHTPOINTRE.COM

B|P