

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

# WESTPARK LOGISTICS CENTER

## WHITESTOWN, IN

### BUILDING 2



100% LEASED • LONG-TERM LEASE • BRAND NEW CONSTRUCTION • LEADING INDUSTRIAL SUBMARKET

# THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by Ownership as its exclusive advisor in the sale of the **Westpark Logistics Center Building 2**, a newly developed, state-of-the-art logistics facility located in Whitestown, Indiana (the "Property").

Totaling 183,033 square feet, the Property is 100% leased to a single tenant, Harvest Roasting, LLC with 10.2 years of lease term remaining and 3.50% annual escalations. Situated in the premier Northwest submarket of Indianapolis, the Property is located within a business park setting benefitting from immediate access to I-65 with nearby amenities and direct access to a skilled workforce.

Investors are provided with the opportunity to acquire a new, Class A facility with a long-term, highly committed tenant and significant annual escalations. The fully leased facility is located in the top performing submarket, featuring strong in-place cash flow and a new 10-year tax abatement.



## SNAPSHOT



**183,033**  
SQUARE FEET



**100%**  
LEASED



**10.2 YEARS**  
LEASE TERM  
REMAINING



**3.50%**  
ANNUAL  
ESCALATIONS



**2023**  
YEAR BUILT



**\$1.34M**  
YEAR 1 NOI

# PROPERTY SUMMARY

## PROPERTY SUMMARY

Address	6441 S CR 475 East Whitestown, IN
Market / Submarket	Indianapolis / Northwest
Square Feet	183,033 SF
Year Built	2023
Clear Height	32'
Office %	3.5%

## TENANCY SUMMARY

% Leased	100%
Tenant	Harvest Roasting, LLC
Remaining Lease Term	10.2 Years
In-Place \$/SF/Yr	\$7.25 Net
Annual Escalations	3.50%
Market \$/SF/Yr	\$7.25 Net



Desirable  
**NORTHWEST  
LOCATION**



Immediate  
access to  
**I-65**



10-year **TAX  
ABATEMENT**  
benefits



State of the Art  
Asset with  
**10-YEAR LEASE**



Located within  
**INDUSTRIAL PARK  
SETTING**



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