



AMBROSE

West **IV**  
point

WESTPOINT  
BUSINESS PARK  
BUILDING IV  
INDIANAPOLIS MSA



CONFIDENTIAL OFFERING MEMORANDUM

500,406 SQUARE FEET | CLASS A, 2022 CONSTRUCTION | 10-YEAR LEASE | ADJACENT TO I-70 WITHIN HENDRICKS COUNTY



# West IV point



WESTPOINT BLVD.

LOVE'S TRAVEL CENTER

LOVE'S

DECKERS BRANDS

STRYKER

DECKERS BRANDS

WESTPOINT IV

EXECUTIVE SUMMARY



# INTRODUCTION

Jones Lang LaSalle ("JLL"), as exclusive advisor to Ambrose ("Ambrose"), is pleased to offer for sale the fee-simple interest in Westpoint Business Park, Building IV (the "Offering" or the "Property"), a 500,406-square-foot, Class A industrial facility located in the Hendricks Country industrial submarket of Indianapolis. Situated within one of the newest and largest industrial parks in the state of Indiana, this LEED Silver certified, modern bulk facility is 100% leased to STS Packaging, LLC (the "Tenant"), a U.S.-based operator who recently formed a joint venture with the prominent corrugated materials player Schwarz Partners. From the Property, the partnership supplies micro-corrugated products to some of the world's largest fast-food restaurants and convenience store chains. Schwarz Partner's sister company, Venture Logistics, currently subleases 150,000 SF of space through 11/30/25. Situated along the southern I-70 corridor, 11 miles from the Indianapolis International Airport and the FedEx Express World Hub, the Property sits on 42.7 acres within the 555-acre, master-planned Westpoint Business Park. Spanning more than 11 million square feet, the SR 39 / I-70 interchange is 100% occupied by blue-chip users, including CEVA Logistics, DHL, Deckers Brands, GEODIS, and Stryker Corporation, among many more.



## THE OFFERING

### MISSION-CRITICAL OPERATIONS FOR RECOGNIZED CLIENTS

STS Packaging has deep relationships with major global clients, making paper products at the subject Property for some of the world's largest and most popular fast-food restaurant and convenience store chains.

### HEAVY BOLT-DOWN INVESTMENTS

STS Packaging's investment throughout the property is evident through the approximately \$40 million in outfitted equipment installed to ensure fast and efficient production of millions of pieces of food packaging annually, while maintaining an SQF standard and operating as a "Zero-Waste Facility".

### LEED SILVER CERTIFIED, CLASS A NEW CONSTRUCTION

Modern asset features include 40' clear height, 52 fully-equipped dock doors, and 60 trailer parking spots with potential for future expansion.

### 100% OCCUPIED LOGISTICS CORRIDOR

Embedded within the southern I-70 corridor, the SR 39 / I-70 interchange consists of more than 11 million square feet of 100% occupied, modern bulk warehouses.

### DIRECT ACCESS TO I-70

Located off SR 39 with immediate access to I-70 via the recently improved interchange suited to accommodate heavy truck flow.

### STRATEGIC LOCATION

Intersected by four major U.S. interstates with immediate access to the FedEx Express World Hub, Indianapolis offers measurable transportation savings to logistics and e-commerce companies throughout the Midwest.

## TRANSACTION SUMMARY

Address	2630 Westpoint Boulevard
Location	Mooreville, IN
Park	Westpoint Business Park
Year Built	2022
Size	500,406 SF
Tenant	STS Packaging, LLC ("STS")
Initial Lease Term	129 Months (expiring 5/31/2033)
Remaining Term <sup>1</sup>	7.7 Years

1. as of 10/1/2025

# West <sup>IV</sup> point



## STICKY TENANCY SECURED BY EXTENSIVE CAPITAL INVESTMENT AND NOTABLE CLIENT-BASE

Westpoint IV marks the first facility as part of a joint venture between Schwarz Partners and STS Packaging to provide mini-corrugated products to major fast food companies across the country. As evidenced by the executed 10-year lease and the tenant's significant investment into their space, STS is well-positioned to support their high-growth business plan in servicing the largest fast-food names around the globe.

## HIGHLY-EFFICIENT OPERATIONS BACKED BY STATE-OF-THE-ART EQUIPMENT

Following the decision to take space at Westpoint IV, STS Packaging's significant investment of +/- \$40M into their space solidifies the company's growth plans to service the most notable fast-food names around the globe.

STS built out an expansive high-tech conveyor system ensuring the ability to meet high-demands from companies like McDonald's, Dunkin Donuts, etc. This investment allows the company to automate corrugated good fabrication and quickly respond to the needs of a wide-range client base.

With Schwarz Partners responsible for 6% of the food industry's corrugated good and their supply chain of over 14 corrugated manufacturers, combined with STS's operator expertise in fiber-based packaging solutions, Westpoint IV is well-positioned to serve household fast-food brands and convenient stores around the country.



# INSTITUTIONAL ASSET QUALITY

THE BUILDING OFFERS TOP-OF-THE-LINE MODERN BULK FEATURES WITH EFFICIENT ACCESS AND FULLY-CIRCULATING TRUCK COURTS THAT MEET THE CURRENT AND FUTURE DEMANDS OF LOGISTICS USERS.



**Ambrose**

Institutional Developer



**LEED Silver**

Certification



**Cross-Dock**

Configuration



**10-Year**

Tax Abatement



**500,406**

Square Feet



**42.7**

Acres



**40'**

Clear Height



**52**

Fully-Packaged  
Dock Doors



**140'**

Truck Court



# TOP TIER LOGISTICS LOCATION

PROXIMITY TO INDIANAPOLIS MSA AND THE INDIANAPOLIS INTERNATIONAL AIRPORT COUPLED WITH ACCESSIBILITY TO MAJOR INTERSTATES, NAMELY I-65, I-69, I-70, AND I-74

11 miles from the **Indianapolis International Airport**, the nation's **8th largest air cargo facility by volume**.

The region is home to the **world's 2nd largest FedEx Express World Hub** and a **major United States Postal Service sorting facility**, essential to logistics users.

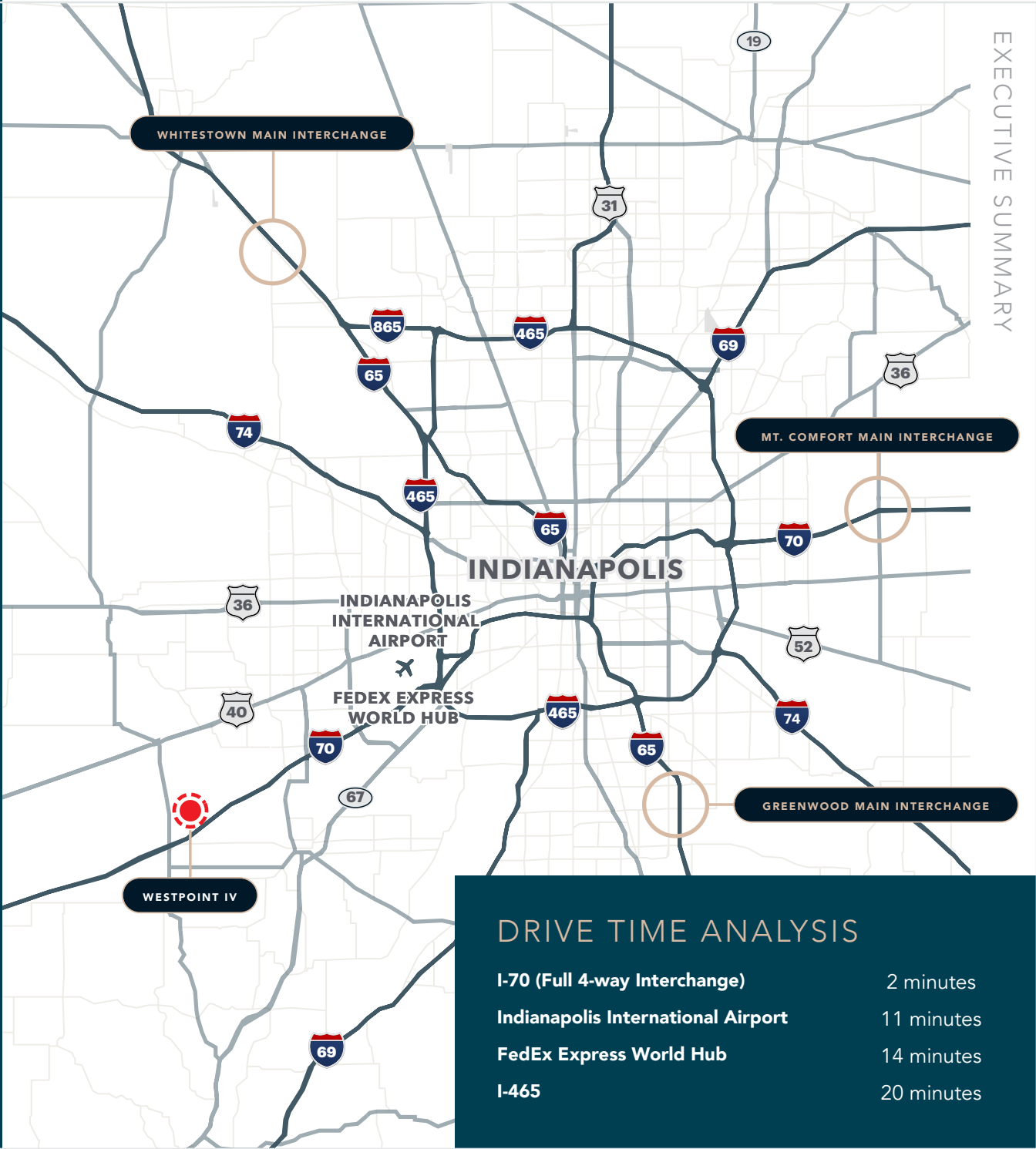
**Directly adjacent to I-70**, giving the Property nearly coast-to-coast accessibility within two-day's drive.

I-70 connects to the **I-465 Indianapolis Beltway** via a full four-way interchange.

Within 175 miles from Louisville, Cincinnati, and Columbus and a **16-hour truck travel time to 71.8% of U.S Population**.

OFFERING A COMPETITIVE ADVANTAGE OVER LOGISTIC INTERCHANGES IN RELATION TO THE FEDEX EXPRESS WORLD HUB

Subject Property's Interchange - I-70 & SR 39	14 minutes
Greenwood's Main Interchange - I-65 & County Line Road	18 minutes
Whitestown's Main Interchange - I-65 & SR 267	22 minutes
Mt. Comfort's Main Interchange - I-70 & Mt. Comfort Road	28 minutes





# West IV point

EXECUTIVE SUMMARY

INSTITUTIONALLY  
OWNED INDUSTRIAL  
POCKET WITH BLUE  
CHIP TENANCY

\$16.2 MILLION INVESTED IN  
I-70 / SR 39 INTERCHANGE  
IMPROVEMENTS

LOVE'S  
TRAVEL CENTER

TA  
TRAVEL CENTER

FUTURE WESTPOINT  
BUSINESS PARK EXPANSION LAND

WESTPOINT IV

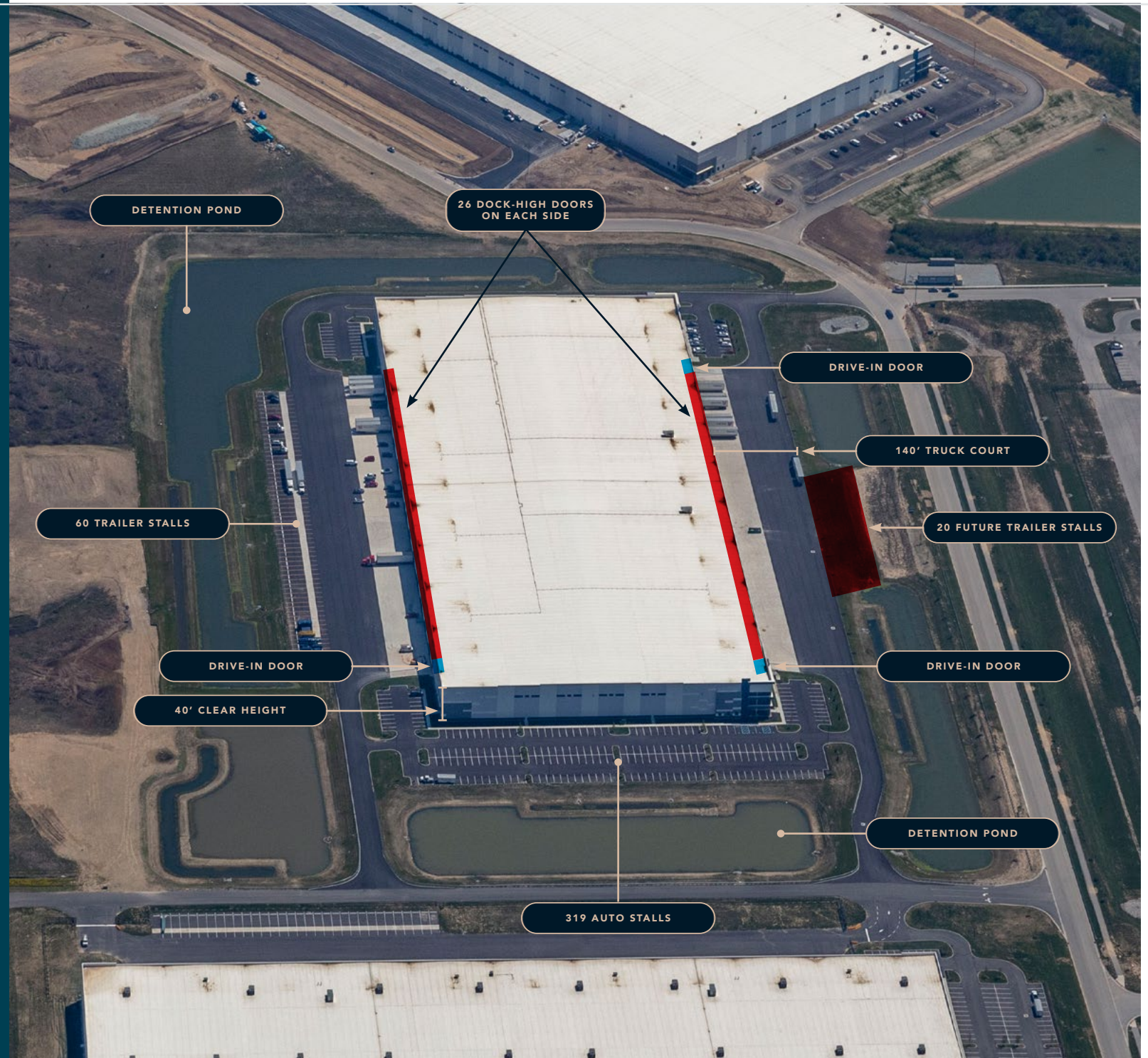
11.4 MSF OF 100% OCCUPIED,  
MODERN INDUSTRIAL PRODUCT

#	Tenant(s)	Ownership	Square Footage	Year Built	Occ.
	STS Packaging, LLC	Ambrose	500,406	2022	100%
1	GEODIS	Sunbeam	1,002,469	2022	100%
2	CEVA Logistics	Sunbeam	700,449	2020	100%
3	Zimmer Biomet	Sunbeam	531,713	2021	100%
4	GEODIS	Sunbeam	602,073	2017	100%
5	GEODIS	Sunbeam	740,218	2013	100%
6	Chewy.com	Sunbeam	597,844	2014	100%
7	Johnson & Johnson	Johnson & Johnson	1,490,085	2011	100%
8	Stryker Corp.	Intercontinental	647,022	2022	100%
9	Love's	Ambrose	205,920	2021	100%
10	Deckers Brands	Cambridge	507,600	2021	100%
11	Deckers Brands	Ambrose	1,015,902	2023	100%
12	DHL	Core5	433,104	2023	100%
13	LifeScience Logistics	Granite REIT	443,077	2020	100%
14	Mars Petcare	Granite REIT	911,552	2021	100%
15	Apple / GXO Logistics	Nuveen	1,072,069	2020	100%
Total / Weighted Average			11,401,503	2019	100%



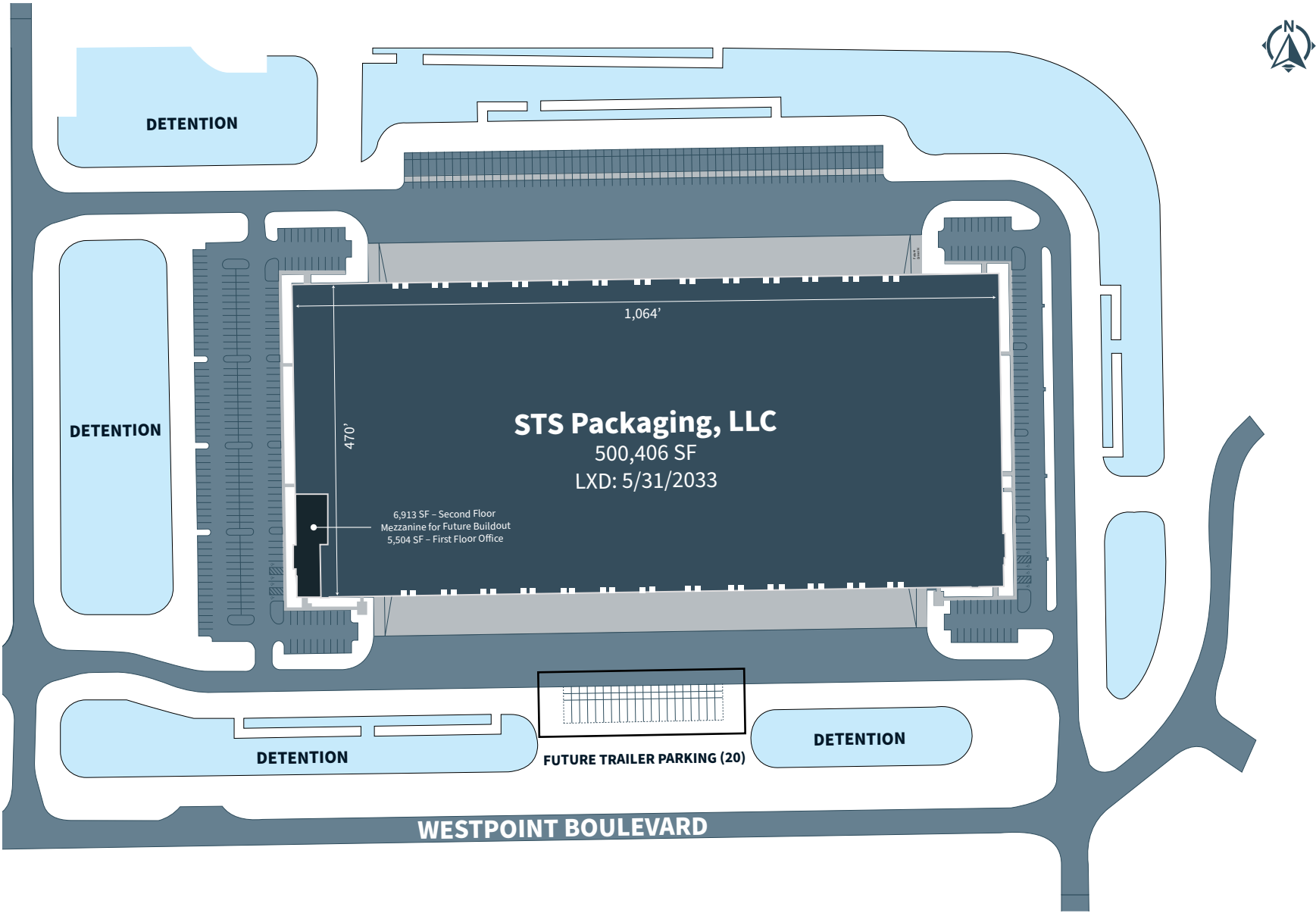
# PROPERTY DESCRIPTION

<b>Address:</b>	2630 Westpoint Boulevard
<b>Park:</b>	Westpoint Business Park
<b>Rentable Building Area:</b>	500,406 SF
<b>Land Area:</b>	+/- 42.7 Acres
<b>FAR:</b>	26.9%
<b>Office SF / %:</b>	12,417 SF / 2.5% (5,504 SF 1st Floor / 6,913 SF Mezz.)
<b>Year Built:</b>	2022
<b>Roof:</b>	45-mil White TPO
<b>Flooring:</b>	8" Concrete Slab
<b>Construction Type:</b>	Precast Concrete
<b>Building Dimensions:</b>	1,064' x 470'
<b>Configuration:</b>	Cross Dock
<b>Column Spacing:</b>	54' x 50' (54' x 60' speed bays)
<b>Truck Court:</b>	140'
<b>Clear Height:</b>	40'
<b>Dock-High Doors:</b>	52
<b>Drive-In Doors:</b>	3
<b>Car Parking:</b>	319
<b>Trailer Parking:</b>	60 (20 Expandable)
<b>Fire Protection:</b>	ESFR
<b>Lighting:</b>	LED





SITE PLAN







TRANSACTION LEADS

JOHN HUGUENARD

Industrial Group Leader - Senior Managing Director  
Industrial Capital Markets  
312.914.0921  
john.huguenard@jll.com

ED HALABURT

Managing Director  
Industrial Capital Markets  
312.228.2007  
ed.halaburt@jll.com

WILL MCCORMACK

Director  
Industrial Capital Markets  
203.918.2699  
william.mccormack@jll.com

LOCAL LEASING EXPERTISE

BRIAN SEITZ

Executive Managing Director  
Indianapolis Industrial Leasing  
317.810.7184  
brian.seitz@jll.com

KEN MARTIN

Senior Managing Director - Indianapolis Office Head  
Debt Capital Markets  
317.632.7494  
ken.martin@jll.com

TRANSACTION SUPPORT

CAMERON CHANDRA

Associate  
Industrial Capital Markets  
914.356.3861  
cameron.chandra@jll.com

TYLER REUSCH

Analyst  
Industrial Capital Markets  
859.652.1099  
tyler.reusch@jll.com

JLL MIDWEST INDUSTRIAL CAPITAL MARKETS

Sean Devaney | Ed Halaburt | Kurt Sarbaugh | Ross Bratcher  
Will McCormack | David Berglund | Colin Ryan

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).

Jones Lang LaSalle Americas, Inc., or its state-licensed affiliate ("JLL") has been engaged by the owner of the Property to market it for sale. Information concerning the Property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees, and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses, and any other portfolio specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.