

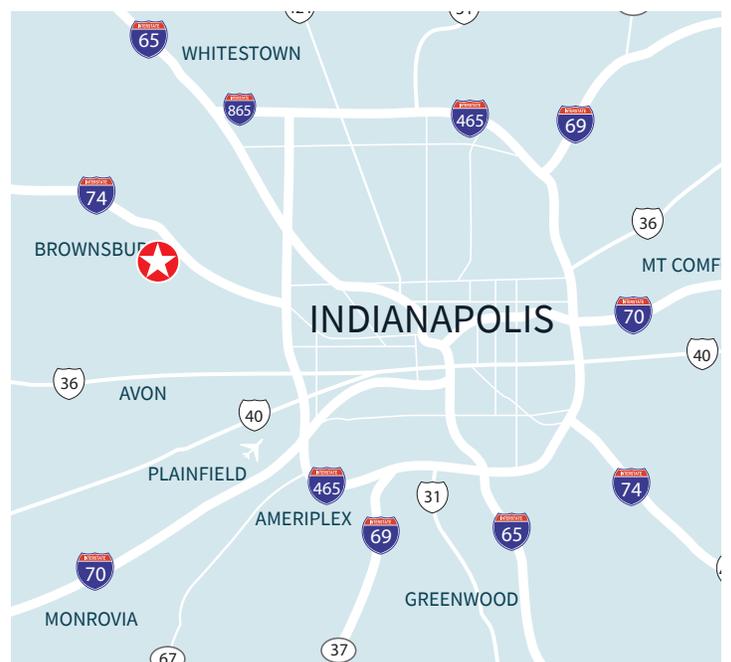
For lease

E Northfield Dr
Brownsburg, IN 46112



Location

Located in Brownsburg, Indiana, this building provides excellent access to I-74, Indianapolis International Airport, downtown Indianapolis, and the region's robust logistics network that has made central Indiana a premier distribution hub. The location benefits from proximity to established corporate anchors including LabCorp, HarperCollins, and Eli Lilly, creating a dynamic business environment with access to a skilled workforce and established supply chains. .



Property details

Available space	45,000 s.f. (divisible to 22,500 s.f.)	Docks	4 (expandable)
Office space	BTS	Drive-in loading	2 (expandable)
Clear height	30'	Auto parking	30 spaces
Column spacing	50' x 50'	Power	800 amps 120/240 volt 3 phase option for 277/240 volt
Lighting	LED		

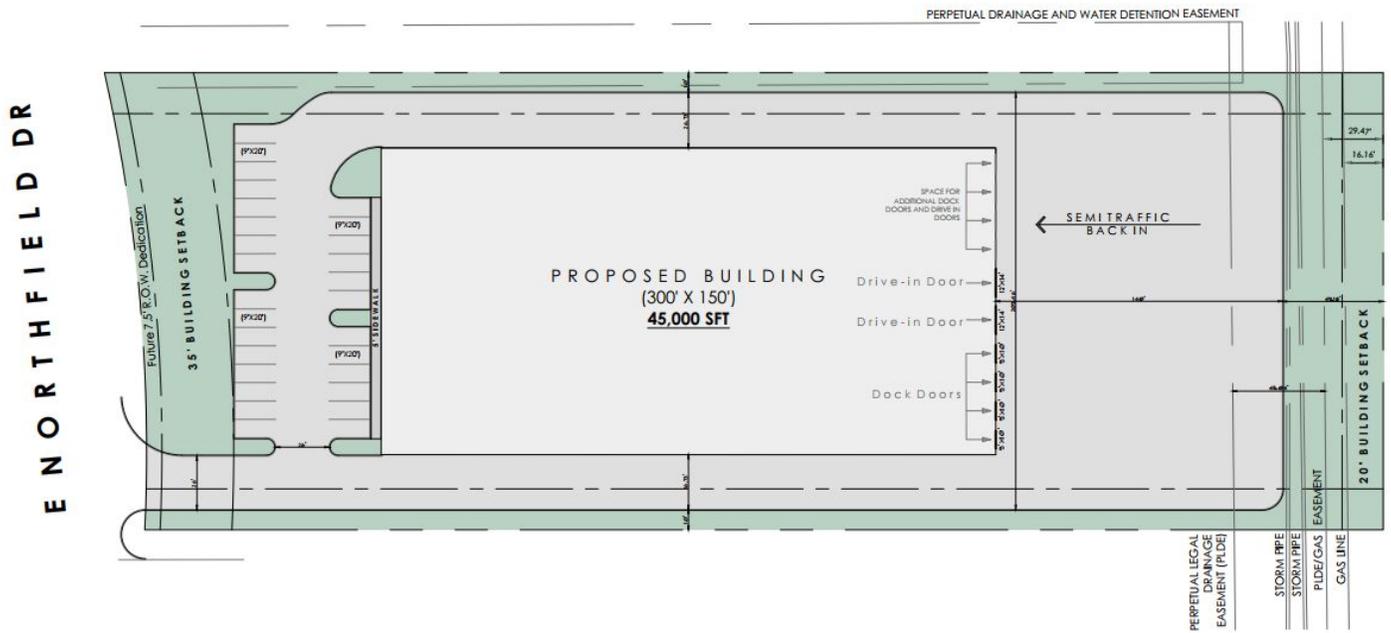
Property renderings



Site plans

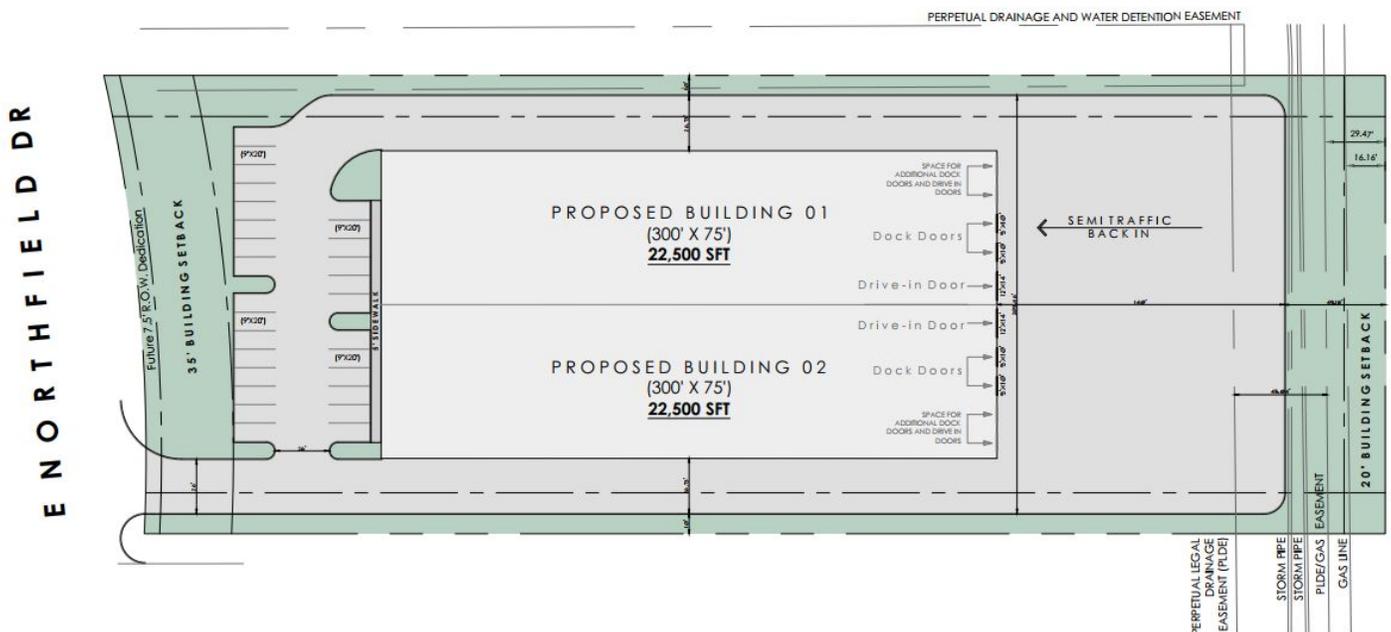
Single-tenant option

This property offers flexible occupancy options to accommodate varying tenant requirements. The facility can be leased as a single-tenant space providing 45,000 s.f.

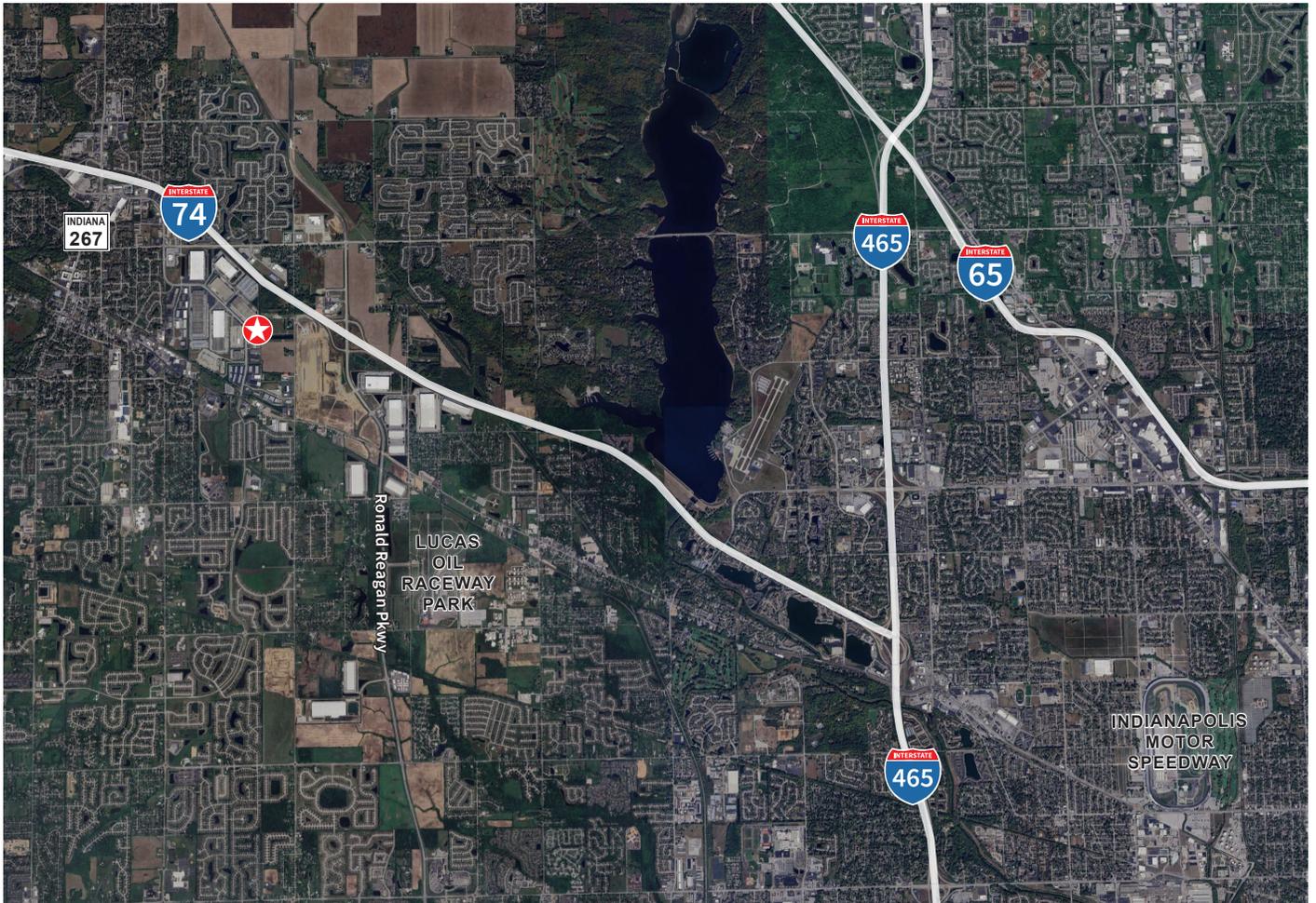


Two-tenant option

Alternatively, the building can be demised into two equal 22,500 s.f., making it ideal for smaller users seeking modern flex/industrial space with dedicated loading capabilities. This divisibility allows the property to serve either a single large-scale operation or two mid-sized tenants and leasing flexibility.



E Northfield Dr., Brownsburg, IN 46112



Brownsburg enjoys a strategic location within the Indianapolis metropolitan area, positioned approximately 20 miles west of downtown Indianapolis with direct I-74 access. The community sits near the rapidly growing Whitestown corridor and provides convenient access to Indianapolis International Airport and its FedEx hub within 30 miles. Major transportation arteries including US 136, Ronald Reagan Parkway, and I-465 create excellent regional connectivity. Brownsburg's position along the I-74 corridor offers businesses access to both the Indianapolis urban market and expanding western suburbs, while providing distribution opportunities throughout the broader Midwest region.

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