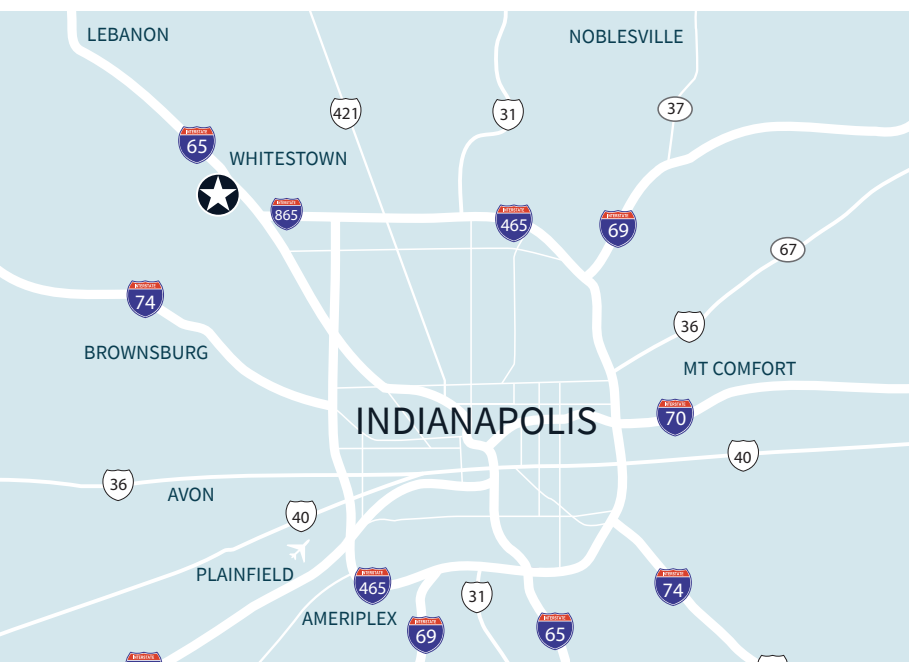


# For lease

5352 Performance Way, Whitestown, IN  
**380,000 SF Available**



# 5352 Performance Way, Whitestown, IN

## 380,000 SF Available

### Property specifications

<b>Building size:</b>	380,000 s.f.	<b>Exterior lighting:</b>	Motion sensor LED overall lighting to achieve a 1 FC average in paved areas
<b>Building dimensions:</b>	400' x 950'	<b>Electrical:</b>	3,000 amp, 277/480 three phase, 4 wire service
<b>Site area:</b>	27.2 acres	<b>Fire protection/ Plumbing:</b>	ESFR 10" line under-slab for fire protection, 2" overhead line for domestic use (length of building), 6" sewer under-slab
<b>Office build-out:</b>	5,000 s.f.	<b>Roof:</b>	60 mil EPDM, installed Q1 2025, 50 skylights
<b>Clear height:</b>	36'	<b>Floor:</b>	8" unreinforced 4,000 PSI concrete
<b>Single loaded:</b>	20 (9' x 10'), 24 gauge interior, 26 gauge exterior, vertical sectional panel insulated overhead doors, manually operated, knockout doors for future doors included	<b>HVAC:</b>	(4) 80/20 direct fired gas MAU set to 60 interior/0 exterior, 2 air changes per hour
<b>Drive-in loading:</b>	2 (12' x 14'), 24 gauge interior, 26 gauge exterior, vertical sectional panel insulated overhead doors, manually operated, knockout doors for future doors included	<b>Walls:</b>	Precast
<b>Auto parking</b>	68, expandable	<b>Exterior fencing:</b>	8" chain-link fence with 2 automatic gates
<b>Trailer parking:</b>	20, expandable	<b>Exterior Roadway/ Parking:</b>	4" asphalt, 8" gravel loop road
<b>Column spacing:</b>	50' x 46'8"	<b>Sidewalks:</b>	5' wide, 4" inch thick 3,000 PSI concrete
<b>Speed bay depth:</b>	50' x 60'		
<b>Interior lighting:</b>	30 FC, motion sensor LED 70 FC in offices		

### Utility providers



ELECTRIC

Boone REMC



GAS

CenterPoint Energy



WATER

Whitestown  
Municipal Utilities



SEWER

Whitestown  
Municipal Utilities

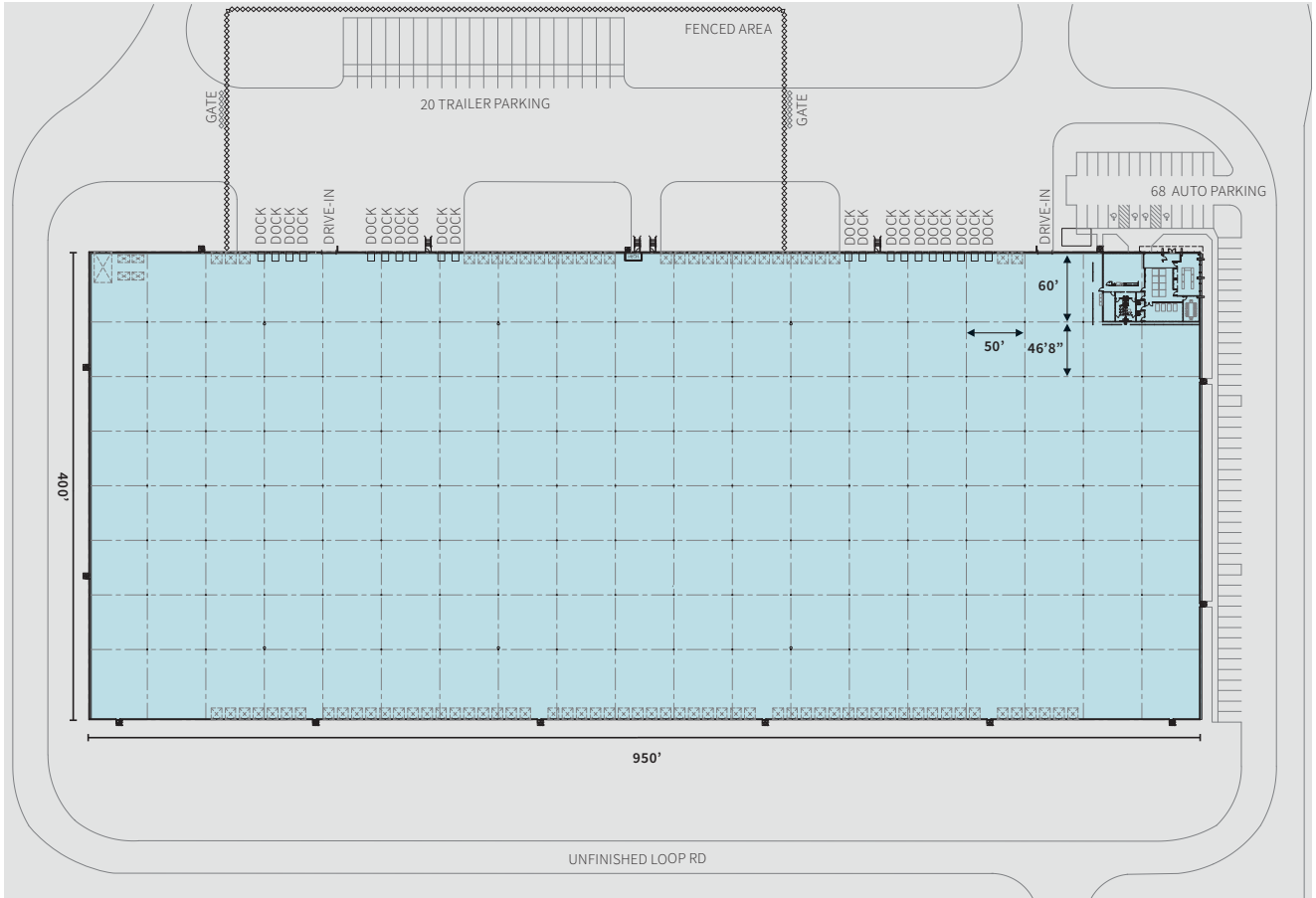


FIBER

Spectrum



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### Why Whitestown Indiana



#### LOGISTICS POWERHOUSE:



Easy access to Indianapolis International Airport, home to the FedEx Hub, and two regional airports



Within one day's drive to more than half of the populations of U.S. and Canada



1.5B tons of freight travel through Indiana yearly, making it the 5th busiest state for commercial freight traffic (INDOT)



Easy access to major interstates I-65 and I-465



8 interstate systems connect Indiana to the country



Home to more pass-through highways than any other state

**Brian Buschuk**  
Senior Managing Director  
brian.buschuk@jll.com  
+1 317 810 7180

**Steve Schwegman, SOIR**  
Executive Managing Director  
steve.schwegman@jll.com  
+1 317 810 7185

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