



**July 2022**  
**Available for Fixturing**  
**Sept. 2022 Building Completion**

- Park located in Monrovia, Indiana
- Southwest submarket of Indianapolis
- Located off SR 39 with immediate access to I-70 via recently improved interchange
- 14-minute drive-time to I-465
- 13-minute drive time to Indianapolis International Airport & FedEx Hub
- Ideal configuration for distribution, light manufacturing & assembly
- Close proximity to large, skilled labor pool
- 10-year real estate tax abatement

 Seeking LEED® BD+C Core & Shell Certification

# 500,400 SF BUILDING AVAILABLE

## Building IV in Westpoint Business Park



**AMBROSE**

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[www.westpointbusinesspark.com](http://www.westpointbusinesspark.com)



# Westpoint Business Park Building IV

Monrovia, Indiana

500,400 square feet

40' clear height

54' x 50' typical bays with

54' x 60' speed bays column spacing

52 docks - 9' x 10' manual overhead doors

3 drive-in doors - 14' x 16'

319 auto parking (expandable)

60 trailer parking (expandable)

140' truck court

45-mil white TPO roofing

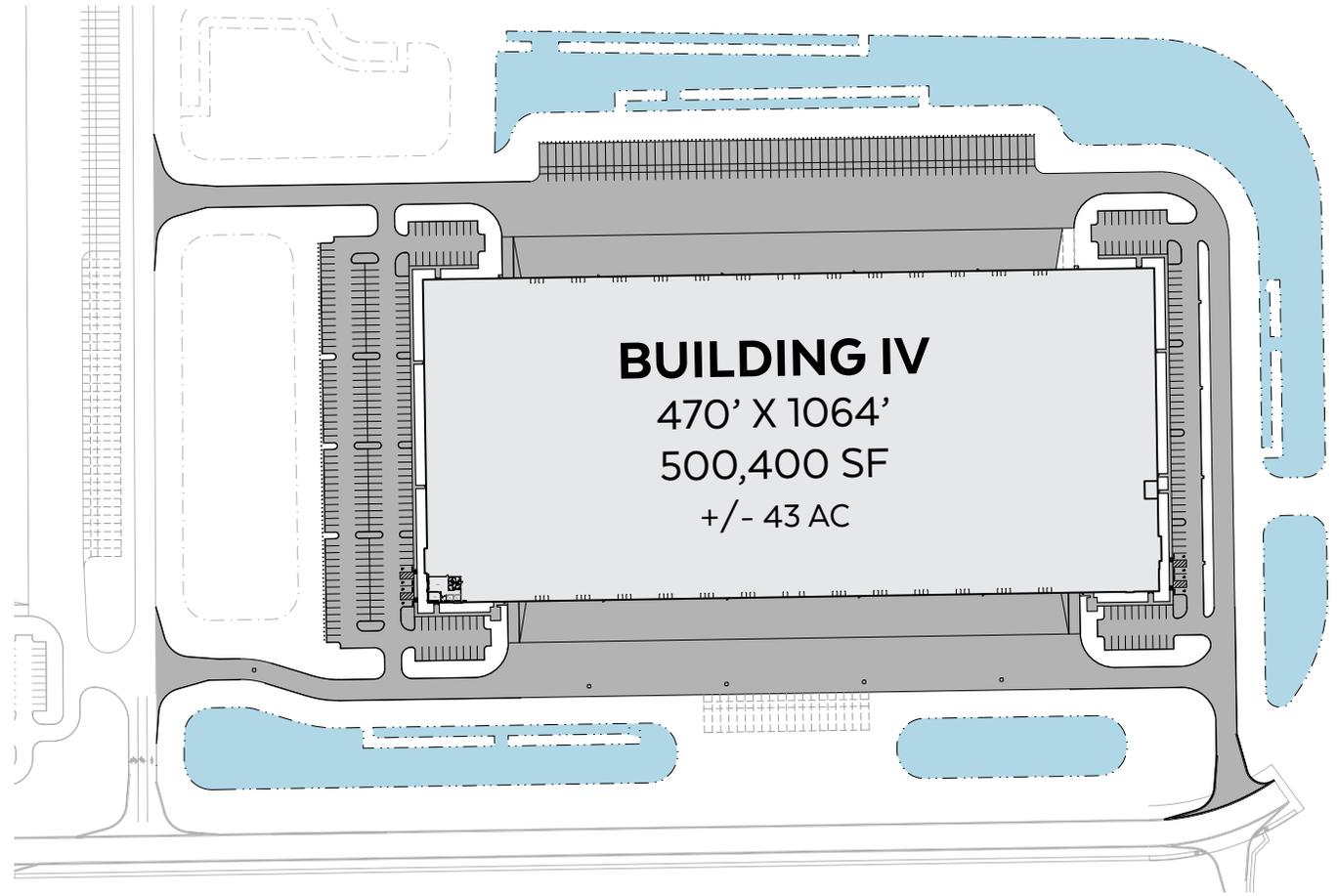
8" unreinforced concrete slab on grade flooring

Linear LED High Bay, 30fc at all open areas

Gas heat provided via air-rotation units

Two (2) 1,600-amp services - one at west side  
and one on east side

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Certification



October 2021

Construction Mobilization

July 2022

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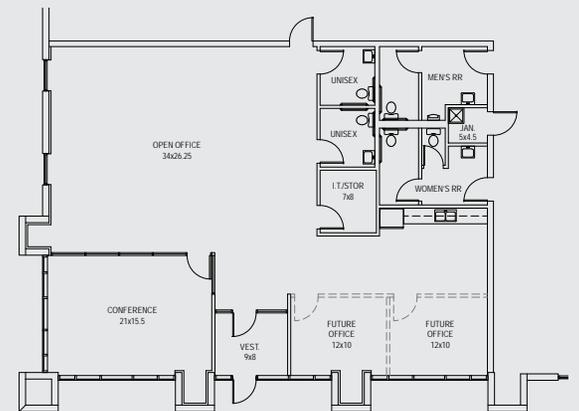
September 2022

Building Completion

Jones Lang LaSalle  
Ambrose Property Group



## Spec Office Layout [ 2,500 SF ]



**Water**  
Citizens  
Water

**Power**  
Hendricks Power  
Cooperative

**Data**  
TDS  
Telecom

**Sewer**  
Hendricks County  
Sewer Dept.

