



**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

17435 Tiller Court

Westfield, IN 46074



Warehouse Facility with High-End Office Build-out

- Full building available for an owner/investor sale (64,800 SF)
- 21,600 SF available for lease
- ± 2,500 square feet of office build-out with high quality finishes
- 4.23 acres
- Built in 2001; remodeled office in 2010
- Ceiling height: 22' - 24' clear
- 2 docks (9' x 10') / 2 drive-in doors (sizes vary - see floor plan)
- Bay size: 40' x 60'
- Construction: Block & metal
- Roof: Standing metal seam
- Electrical: 400 amps, 120/240-volt, 3-phase
- Sprinkler: Wet
- T5 fluorescent lights
- Zoned: Enclosed industrial
- Floor drains located throughout the building
- Located in the Oakridge Industrial Park



Michael W.M. Weishaar, SIOR

Managing Director

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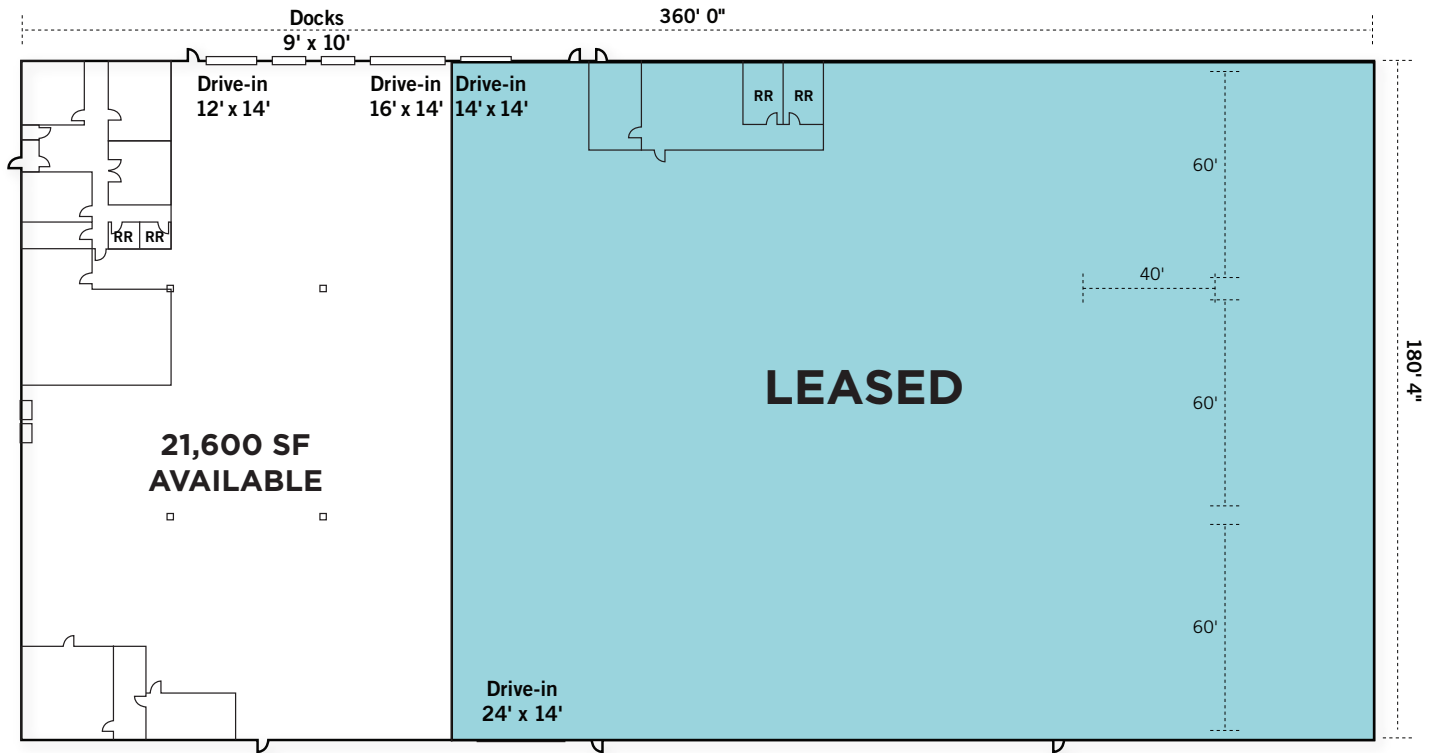
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Floor Plan



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