

FOR LEASE

17401 Tiller Court, Suites D & E

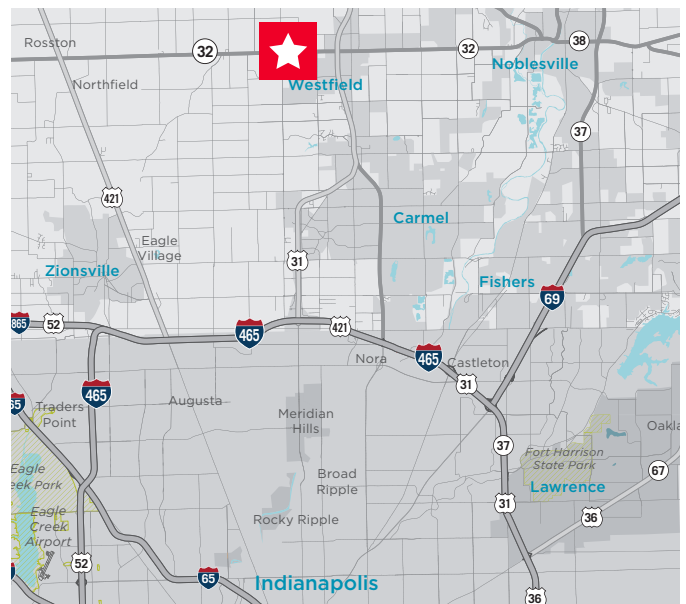
Westfield, IN 46074

±19,200 SF



PROPERTY HIGHLIGHTS

- ±1,680 SF office
- Two docks (9' x 10')
- Two drive-in doors (12' x 14')
- ±21' clear ceiling height
- Zoned E-I (Enclosed Industrial)
- Lease Rate: \$5.95/SF Gross



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**CUSHMAN &
WAKEFIELD**

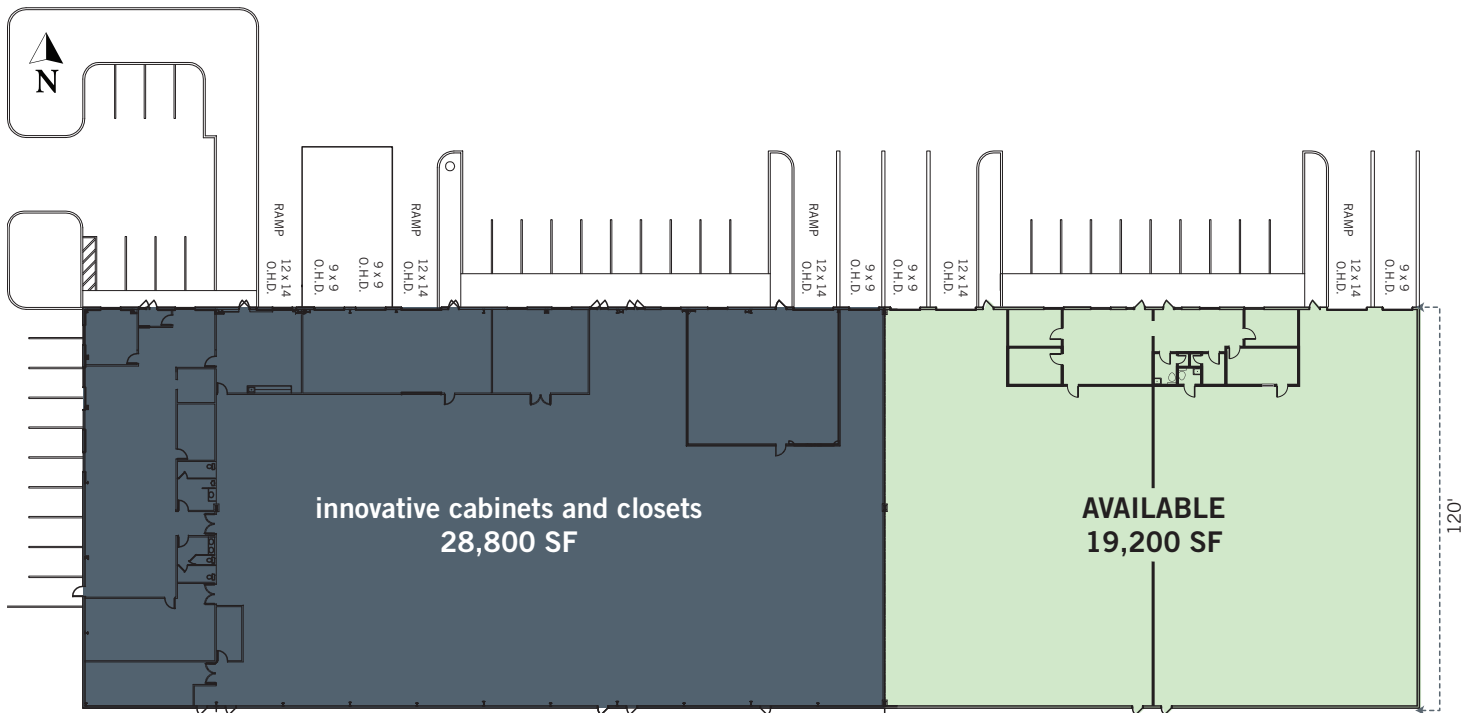
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FLOOR PLAN



FOR LEASE



GENERAL BUILDING SPECIFICATIONS

Year Built	1999
Total Building SF	48,000
Exterior	Block and metal
Land Area	3.36 acres
Clear Height	21'
Dimensions	400' x 120'
Column Spacing	40' x 60'
Fire Protection	Wet
Electrical	400A, 208/120V, 3-phase (per electrical panel)
Dock doors	Five (9' x 10')
Drive-in doors	Four (12' x 14')
Parking	38 spaces
Truck Court	Shared court system
Zoning	E-I (Enclosed Industrial)
Lighting	Metal halide

AVAILABLE UNIT - SUITES D & E

Available SF	±19,200
Office SF	±1,680
Dock Doors	Two (9' x 10')
Drive-in Doors	Two (12' x 14')
Parking	10 spaces (expandable)

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AERIAL



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