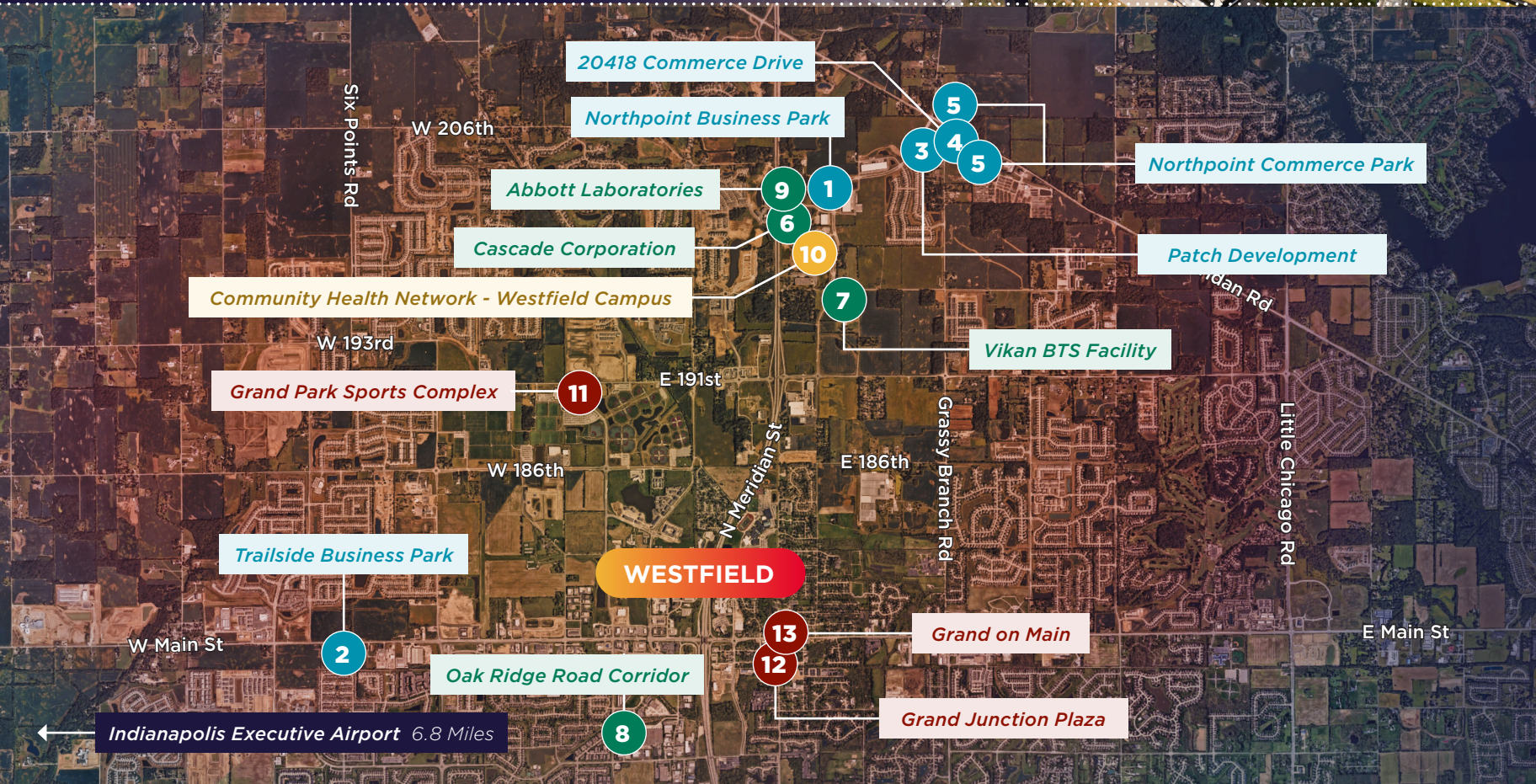




INDIANAPOLIS HOTSPOT SERIES

Inside the Spot: Westfield, Indiana

Westfield is rapidly evolving into a dynamic hub for industry, innovation, and community-driven development. Anchored by major destinations and supported by a growing workforce, the city is capturing attention as a key driver of regional growth.



INDUSTRIAL & LOGISTICS *North + US 31 Corridor*

- 1. Northpoint Business Park**
Master-planned industrial park delivering Class A distribution and advanced manufacturing along the US 31 corridor.
- 2. Trailside Business Park**
Flex and light industrial park supporting regional and suburban users.
- 3. Patch Development 20340 Grassy Branch Rd**
Speculative warehouse development addressing growing logistics demand.
- 4. 20418 Commerce Drive**
32,000-SF multi-tenant industrial facility serving small to mid-size occupiers.
- 5. Northpoint Commerce Park**
200,000+ sf of scalable industrial space positioned for performance along the US 31 corridor.

ADVANCED INDUSTRY & MANUFACTURING

- 6. Cascade Corporation**
Purchased from Bastian Solutions
97,500-SF manufacturing facility; Global leader in lift truck and AGV attachments—engineering solutions that move, lift, and handle virtually any load.
- 7. Vikan Build-to-Suit (BTS) Facility**
80,000-SF manufacturing facility supporting specialty production.
- 8. Oak Ridge Road Corridor**
Emerging cluster of life sciences and advanced manufacturing users, including: Physiologic Devices | Aptiv Technology Partners | ETI | Isotopia | Automatic Pool Covers, Inc.
- 9. Abbott Laboratories**
Established life sciences manufacturing presence reinforcing Westfield's biotech ecosystem.

HEALTHCARE & EMPLOYMENT DRIVER

- 10. Community Health Network - Westfield Campus**
425,000-SF state-of-the-art healthcare campus with surgery center, medical offices, and patient tower.

DESTINATION / LIFESTYLE / MIXED-USE

- 11. Grand Park Sports Complex**
National sports destination driving tourism, hospitality demand, and surrounding commercial growth.
- 12. Grand Junction Plaza**
Signature six-acre downtown park and event space anchoring mixed-use development and community activation.
- 13. Grand on Main**
Mixed-use development supporting residential growth and street-level retail activation.



INDIANAPOLIS HOTSPOT SERIES

Westfield, Indiana

Hotspot Impact

Connectivity & Location

Located along the US 31 corridor with direct access to I-465 and regional interstates, Westfield offers efficient connectivity to Indianapolis and major Midwest logistics hubs:

Strategic Proximity:

- » Carmel: 6 miles
- » Fishers: 12 miles
- » Zionsville: 14 miles
- » Downtown Indianapolis: 21 miles
- » Kokomo: 31 miles
- » Cincinnati: 127 miles
- » Louisville: 138 miles
- » Chicago: 175 miles
- » Columbus: 187 miles
- » Ann Arbor: 251 miles
- » St. Louis: 264 miles

Airport Access:

- » Indianapolis Executive Airport: 6.8 miles
- » Indianapolis International Airport: 34 miles

Labor & Education

67% ASSOCIATE'S DEGREE OR HIGHER

60% BACHELOR'S DEGREE OR HIGHER

Strong pipeline for:

- » Advanced manufacturing
- » Life sciences
- » Professional services

Reinforced by:

- » Abbott Laboratories
- » Oak Ridge Corridor cluster
- » Cascade Corporation



Demographics

64,354
POPULATION - 71,000+ by 2030
Sustained +2.0% annual growth fueling long-term demand

34,600+
LABOR FORCE (AGE 16+)
97.6% employment rate signals a stable, productive workforce

\$129,700
MEDIAN HOUSEHOLD INCOME
Projected to exceed \$150K — nearly 2x the U.S. average

\$171,830
AVERAGE HOUSEHOLD INCOME
Top-tier earning power driving retail, housing, and service demand

\$61,690
PER CAPITA INCOME
Affluent, highly discretionary consumer base

60%+
BACHELOR'S DEGREE OR HIGHER
Highly educated population supporting advanced industry and innovation

23,000
HOUSEHOLDS - 25,600+ BY 2030
Rapid household formation reinforcing housing and retail demand



Livability

#5
BEST SMALL CITIES IN AMERICA
WalletHub, 2025

#4
BEST PLACES TO LIVE IN INDIANA
Niche, 2025

#3
BEST PUBLIC SCHOOLS IN INDIANA
2025

EVENTS & DESTINATIONS

- » 2025 & 2026 LIV Golf Championship - 60,000+ attendees and \$21M - \$29M economic impact
- » 2026 FIFA World Cup Base Camp
- » Grand Park Colts Training Camp
- » Annual Amateur Baseball Championship
- » Annual Indiana Youth Soccer Cup

SCHOOLS

- » Top 3% nationally - U.S. News
- » "A" rating - Indiana DOE
- » 10,700 students
- » 98% graduation rate
- » 1,000+ multilingual students

Comparable to Downtown Indianapolis talent base

WORKFORCE ACCESS

~51,000+ white-collar workers within 20 min & ~22,000+ white-collar workers within 15 min

