



# 20,320 SF SPEC BUILDING

## **Building Specifications**

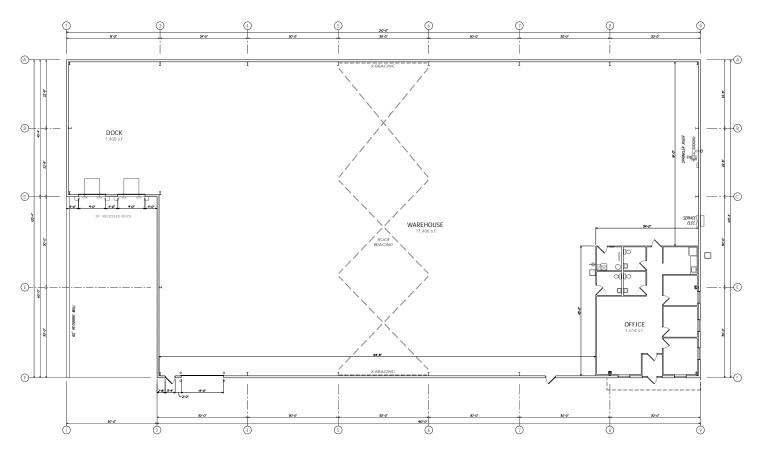
- 20,320 SF total available
  - 18,806 SF warehouse
  - 1.514 SF office
- ±1.78 acres
- 24' clear height
- 2 docks
- 1 (14' x 14') drive-in
- 22 auto parking spaces
- Six (6) year tax abatement
- Available September 2024

# Brownsburg (a) Spring Hill Highwoods Wynnedale (b) Speedway Tremont Speedway Tremo

### Contact

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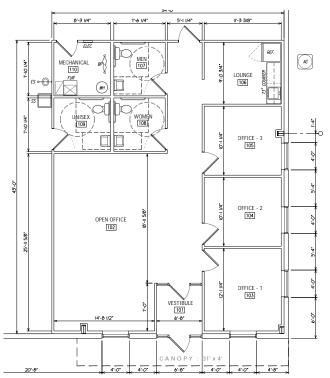
# **Floor Plan**







# Spec Office





### Site Plan



# **Property Highlights**

- Zoned Planned Unit Development Industrial (PUDI) which provides an industrial "umbrella" zoning.
   Light and medium industrial uses are permitted.
- Immediate access to State Highway 67. Access to Interstate 70 is 11 miles north and access to Interstate 74 is 13 miles north.
- Indianapolis International Airport offers regularly scheduled passenger, freight and parcel service twelve miles north of the park.







### Location

- Morgan County boasts a diverse manufacturing base ranging from Tier 1 automotive parts to food ingredients to pro sports apparel. Some notable tenants include: TOA (USA), PacMoore, NicePak Products, and Equipment Technologies just to name a few.
- With a labor force of approximately 310,000 workers within a 30 minute drive, this site offers ample labor pool opportunities.
- The site offers excellent logistical advantages via the immediate access to 4-lane highway State Road 67.

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