

FOR LEASE

2250 Hancel Parkway
Mooreville, IN 46158



Available September 2024



20,320 SF SPEC BUILDING

Building Specifications

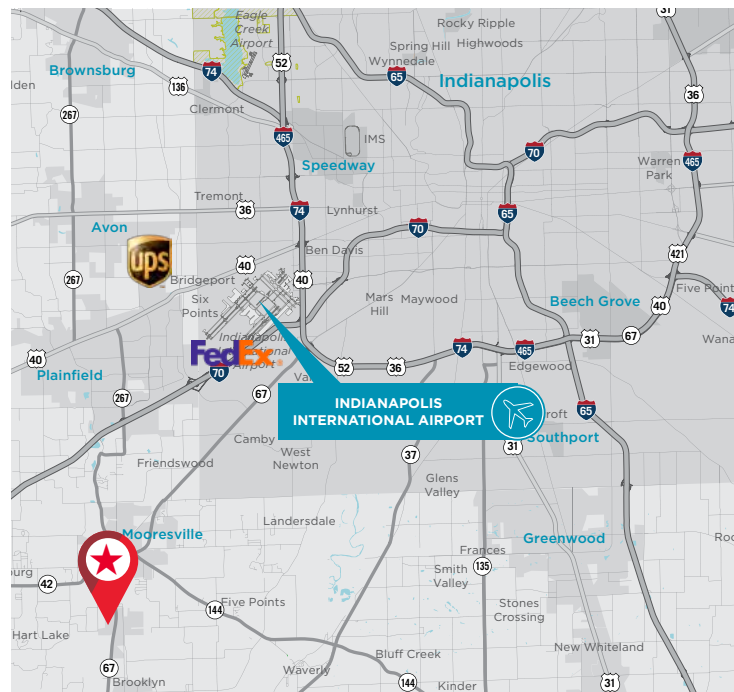
- 20,320 SF total available
 - 18,806 SF warehouse
 - 1,514 SF office
- ±1.78 acres
- 24' clear height
- 2 docks
- 1 (14' x 14') drive-in
- 22 auto parking spaces
- Six (6) year tax abatement
- Available September 2024

Contact

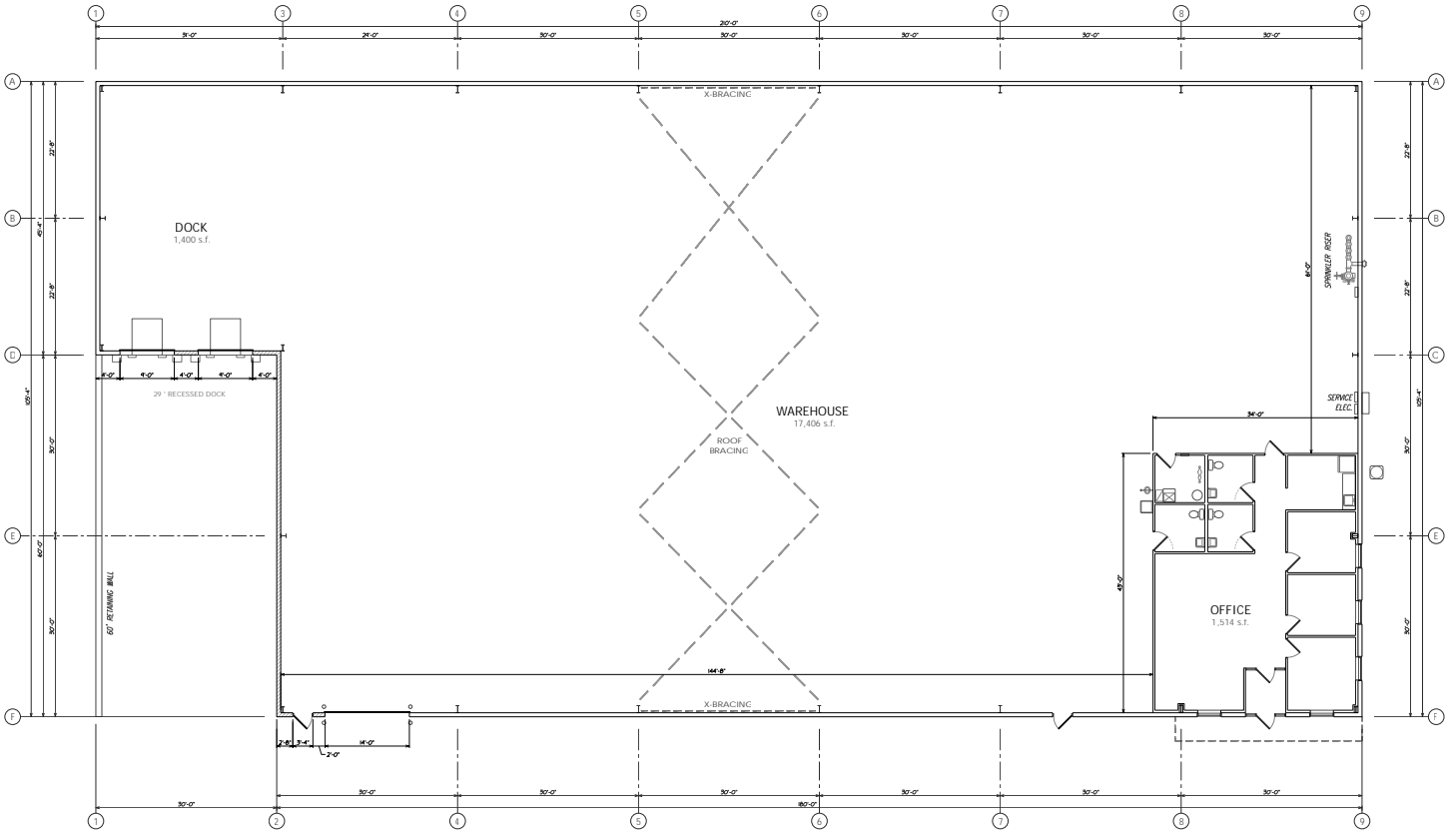
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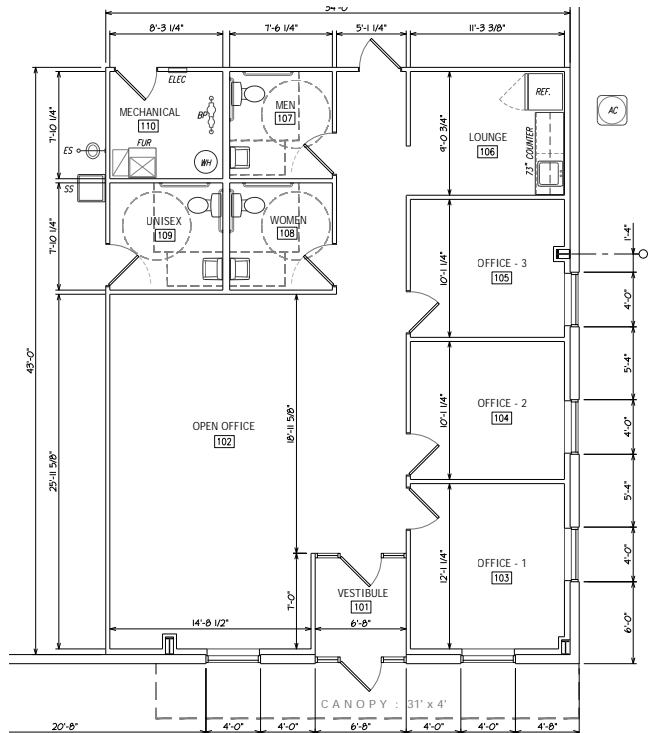
One American Square
Suite 1800
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cushmanwakefield.com



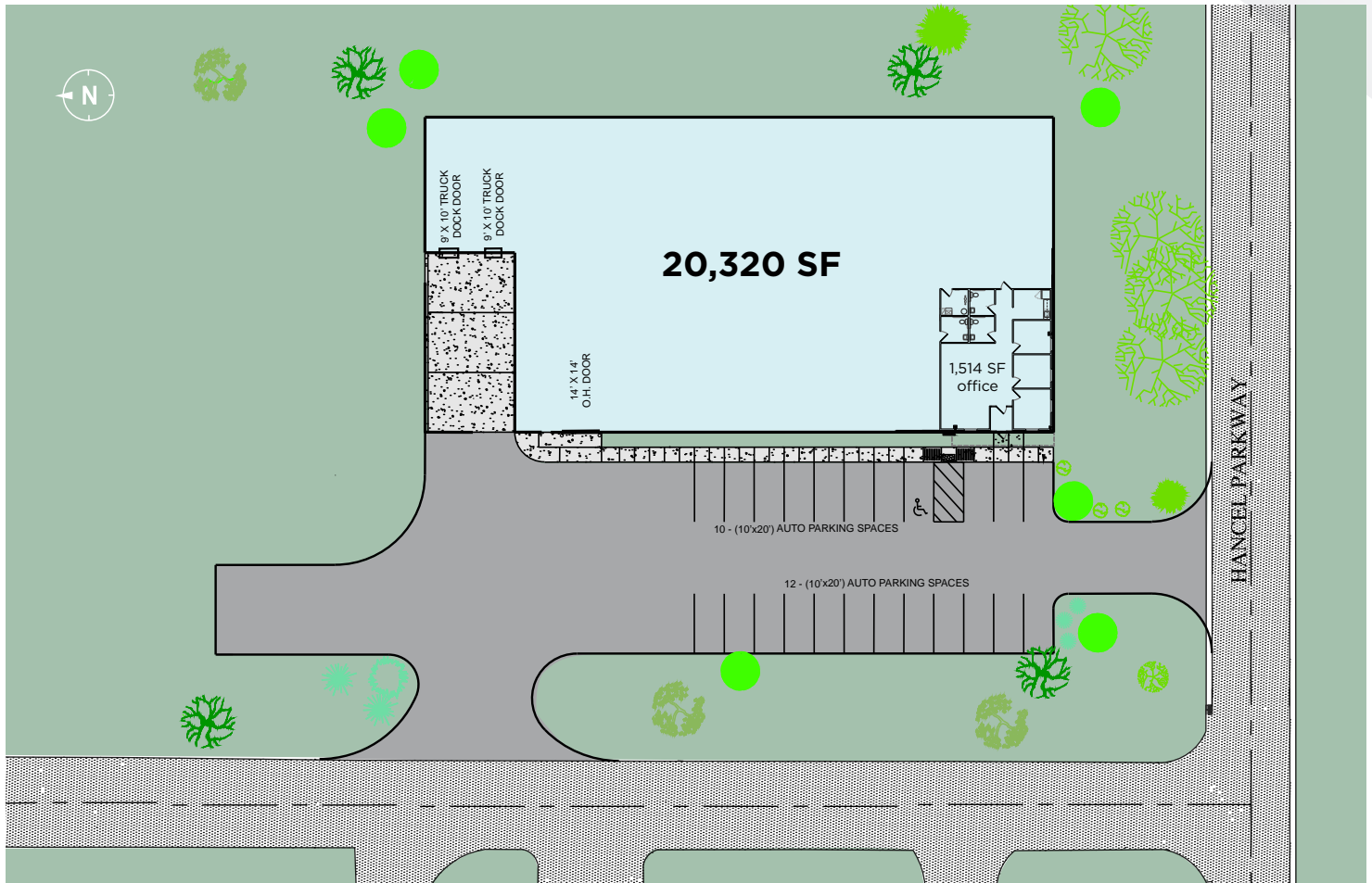
Floor Plan



Spec Office

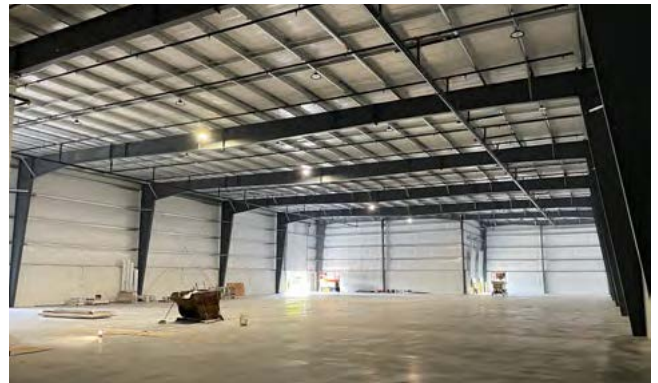


Site Plan



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.

Contact

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