

AVAILABLE LOTS

LOT 12
12.711± Ac
\$45,000/Ac

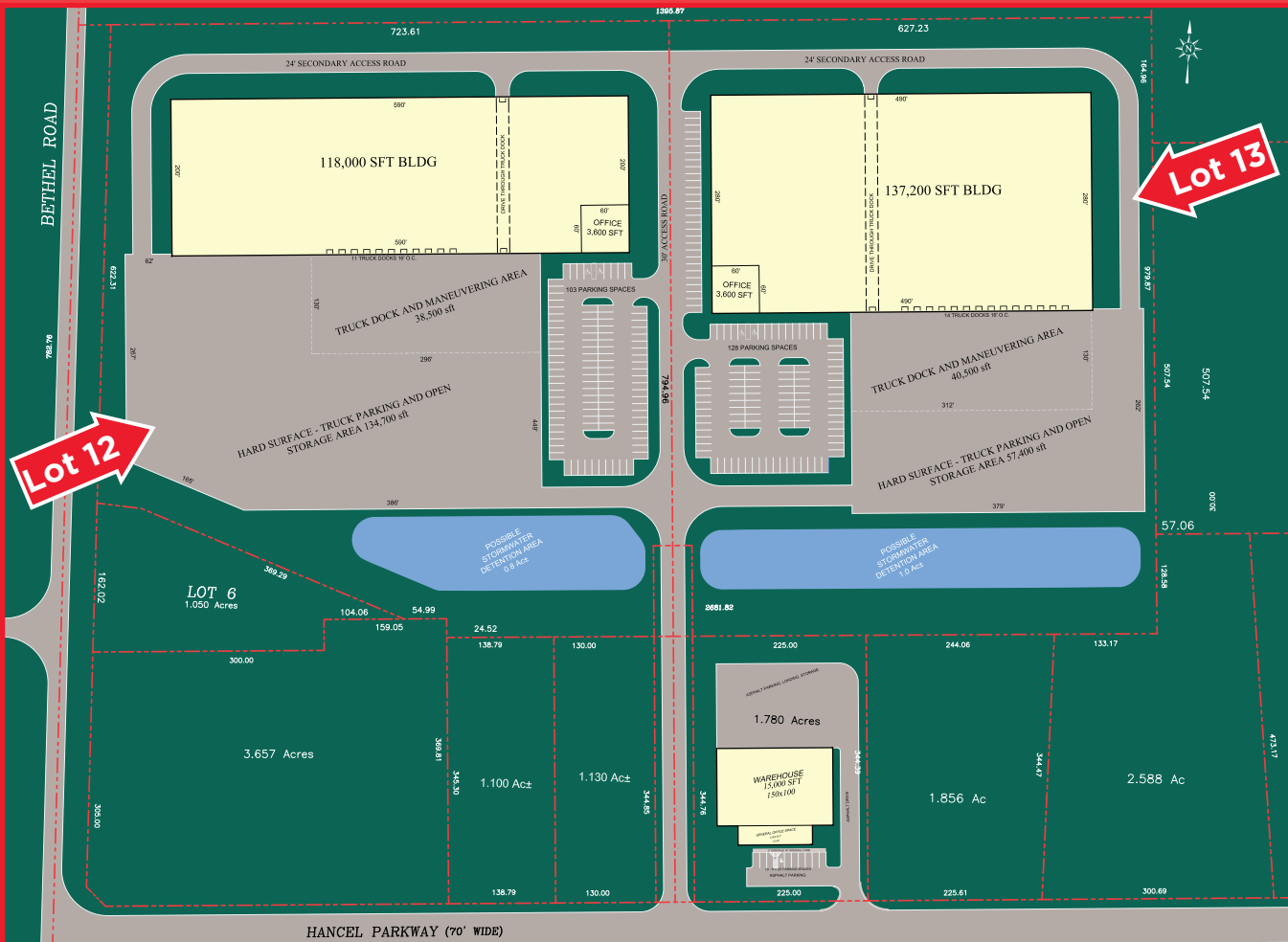
LOT 13
11.715± Ac
\$45,000/Ac



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Conceptual Building Layouts



Highlights

- Owner will build-to-suit for lease or purchase.
- Zoned Planned Unit Development Industrial (PUDI) which provides an industrial “umbrella” zoning. Light and medium industrial uses are permitted.
- Included in an Economic Development District; qualifies for increased property tax abatement and Tax Increment Financing assistance.
- Immediate access to State Highway 67. Access to Interstate 70 is eleven 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 Location 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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