

FLAGSTAFF BUSINESS PARK

FOR SALE - LOT 21 ±2.485 AC - \$95,000/AC

Hancel Parkway, Mooresville, IN 46158



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CUSHMAN & WAKEFIELD

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Property Highlights

- 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

- 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.



FOR MORE INFORMATION, CONTACT:

Patrick B. Lindley, SIOR

Vice Chair Direct +1 317 639 0457 patrick.lindley@cushwake.com

Grant M. Lindley, SIOR, CCIM Executive Director Direct +1 317 639 0446 grant.lindley@cushwake.com One American Square, Suite 1800 Indianapolis, IN 46282 | USA

cushmanwakefield.com

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