

LEASE



OFFICE

HEARTLAND CROSSING BUSINESS CENTER



9301 S. INNOVATION DR., DALEVILLE, IN 47334

PROPERTY HIGHLIGHTS

- 8,220 SF +/- (divisible) flex/office space for lease
- Flexible floor plan that can be utilized for retail, office, or light industrial uses
- Access just off I-69 in Daleville between Indianapolis and Fort Wayne
- Heartland Crossing Business Center is well-maintained and visually appealing
- Space is ideal for many users, engineering, architects, data center, temp workforce office and many more

LEASE RATE **\$7.50 SF/YR (NNN)**

Available SF:	8,220 SF
Lot Size:	1.8 Acres
Building Size:	53,705 SF



BRADLEY COMPANY
 127 W. Wayne St., Ste. 400
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 260.423.4311

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BRADLEYCO.COM



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PROPERTY INFORMATION

Property Type	Flex/Office
Zoning	C1 - Commercial
Lot Size	1.8 Acres
APN #	18-13-12-401-001.000-026
Lighted Intersection	Yes
Signage	Monument

BUILDING INFORMATION

Building Size	53,705 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	12 ft
Ceiling Min. Height	9 ft
Number of Floors	1
Year Built	1994
Lighting	Energy efficient fluorescent
Roof	EPDM 15 yrs old
Foundation	Cement
Exterior Walls	Stucco

PARKING & TRAFFIC COUNTS

Parking Type	Surface, shared, asphalt
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TRAFFIC COUNTS

W. Commerce Rd.	17,722 VPD
Interstate 69	37,792 VPD

TRANSPORTATION

Nearest Highway	I-69 < 1 mile
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UTILITIES & AMENITIES

Restrooms	4
Security System	Yes
Heating System	Central
A/C System	Roof

PROPERTY TAXES

Assessments	\$2,798,700
Tax Year	2018 Pay 2019
Annual Taxes	\$89,751
Taxes PSF	\$1.67 PSF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,070	7,757	23,874
Total Households	438	3,166	10,017
Average HH Income	\$76,662	\$77,610	\$74,064

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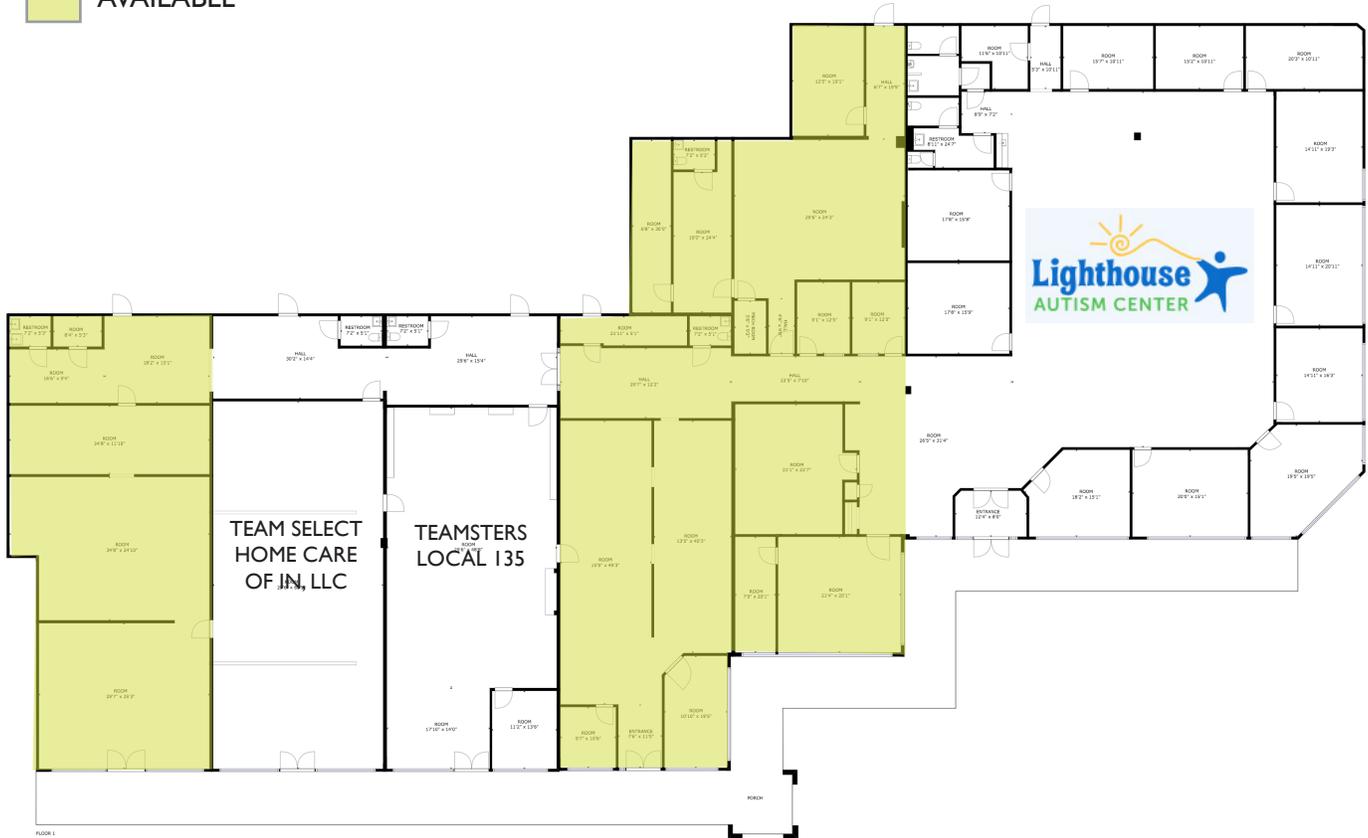


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 AVAILABLE



GROSS INTERNAL AREA
 FLOOR 1: 20181 sq ft
 TOTAL: 20181 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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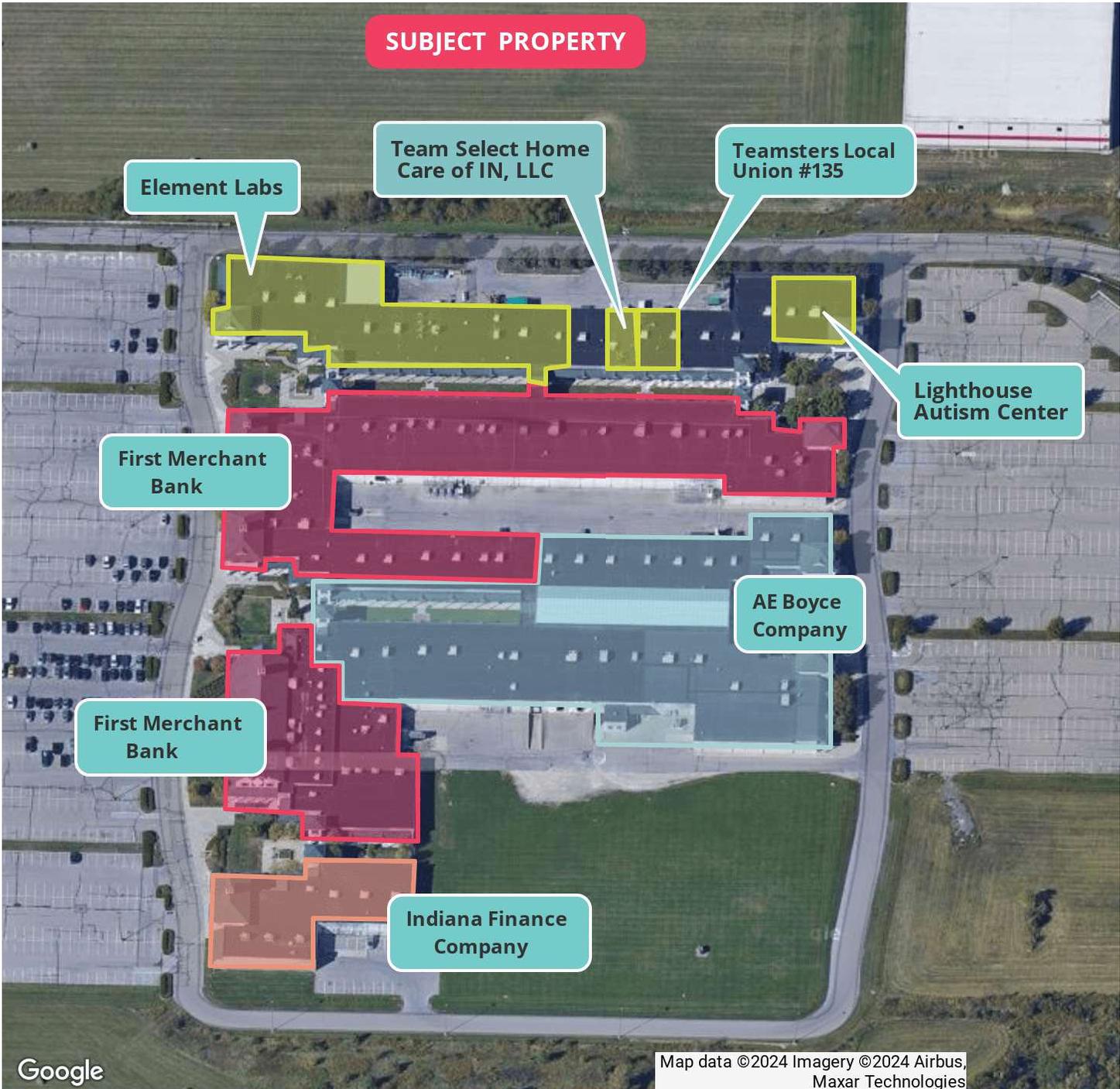
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LOCATION

Located at I-69 and State roads 32 and 67 gives Daleville great connectivity to Indianapolis (30 minutes) and Fort Wayne (60 minutes). These cities, Newcastle Muncie, Portland, Hartford City, Anderson Hamilton county, Winchester, all within 40 minutes. Within 40 to 45 minutes you also have well over 1 million people. Some benefits to employers are the low cost of the area, incentives offered by the economic development corporation, access to high employment pool, newspaper reaches to 5 counties. Approx. 2000 people working in Daleville currently with only 1750 residents in the town, the only other town that has that distinction is Indy, more people working in downtown than live there, no place else in Indiana has that distinction right now, this shows the labor shed is excellent. Daleville schools are A rated schools with approximately 400 vouchers out to people wanting to get their children into the Daleville school system, currently they are only accepting students that live in Daleville, this provides a great recruiting campaign for families to relocate to Daleville.

A few of the amenities to families are a new 4.5-million-dollar splash pad, amphitheater, walking/biking trails, approximately 25 thousand kids visit the splash pad every summer, canoe country, ride the white river, get picked up on a small bus and jump off in Yorktown, it is a long canoe ride back to Daleville on the river while enjoying the rural scenic tour. Some very recent commitments from companies to locate here just this year are, Inox Market Service Group, a subsidiary of INOX Market North America (IMNA), they will build a 139,000 square foot stainless steel bulk manufacturing facility (hire 110 people) in the Muncie industrial park about 3.5 miles from Daleville on 67. BHI Balance Holdings Inc. manufactures aquaponics greenhouse kits, they are headquartered in Muncie and have bought 33 acres of land in Daleville on the northeast corner of I-69 and SR 67 to build a 100,000 square foot facility (hire 120 people). BHI will bring with it two other subsidiary companies to locate on the same land. Both these projects are very well capitalized projects.

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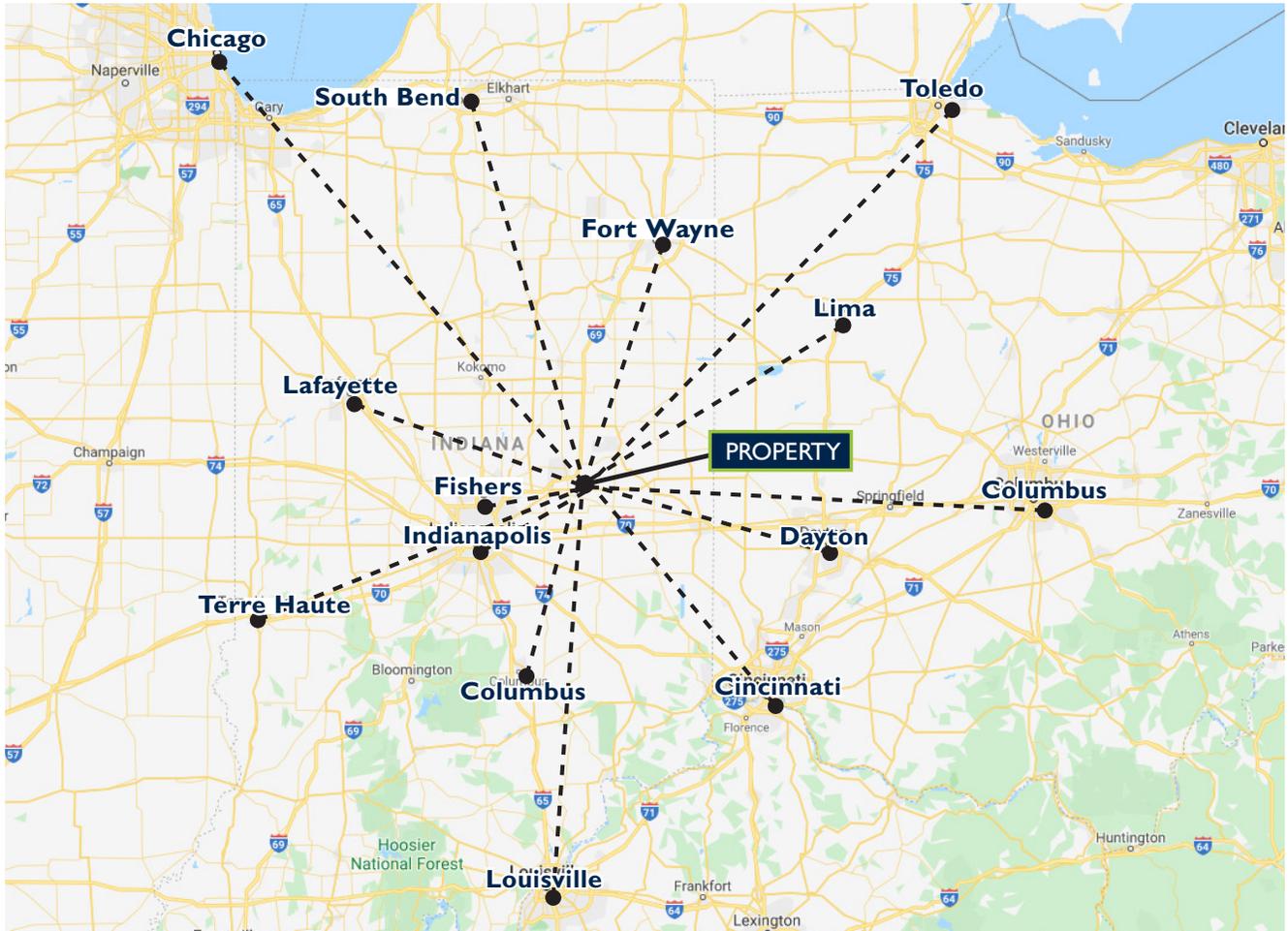
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DISTANCE FROM DALEVILLE, IN TO:

INDIANA	MILES	HRS.	MIN.	OHIO	MILES	HRS.	MIN.
FISHERS	30.2 MILES		29 MIN.	DAYTON	94.7 MILES	1 HR.	43 MIN.
INDIANAPOLIS	49.9 MILES		51 MIN.	LIMA	110 MILES	2 HRS.	9 MIN.
FORT WAYNE	78 MILES	1 HR.	16 MIN.	CINCINNATI	133 MILES	2 HRS.	22 MIN.
LAFAYETTE	97.1 MILES	1 HR.	33 MIN.	COLUMBUS	153 MILES	2 HRS.	36 MIN.
TERRE HAUTE	127 MILES	2 HRS.	1 MIN.	TOLEDO	179 MILES	2 HRS.	45 MIN.
SOUTH BEND	144 MILES	2 HRS.	27 MIN.				
ILLINOIS				KENTUCKY			
CHICAGO	216 MILES	3 HRS.	21 MIN.	LOUISVILLE	159 MILES	2 HRS.	26 MIN.

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