

Heavy Industrial Zoning with Interstate Visibility



Walmart
Distribution Center

50

65

0.65 Miles

31,440 VPD

±21.59 Acres

FOR LEASE & BUILD-TO-SUIT

700 S Commerce Dr
Seymour, IN

Property Highlights:

- ±21.59 Acres zoned I-2 (General Industrial) with flexible lease or build-to-suit options tailored to user requirements.
- Supports a wide range of industrial uses including warehousing & distribution, manufacturing, outdoor storage, fleet parking, and heavy vehicle/equipment maintenance.
- Two development paths: Industrial outdoor storage concept with maintenance facilities or a modern bulk warehouse/manufacturing facility.
- Immediate access to US-50 and I-65, offering strong regional connectivity.
- Flat, high-visibility site with excellent frontage along I-65 (31,440 VPD) and efficient circulation for modern industrial users.

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Concept #1: Modern Warehouse with Outdoor Storage



Concept #2: Maintenance Facilities with Outdoor Storage





Strategically Positioned for Regional Connectivity

Situated just off US-50 with immediate access to I-65, this ±21.59 AC site offers exceptional regional reach. Its location in Seymour places it within a proven industrial corridor that serves the Louisville, Cincinnati, and Indianapolis markets.



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