

## HEARTLAND CROSSING BUSINESS CENTER

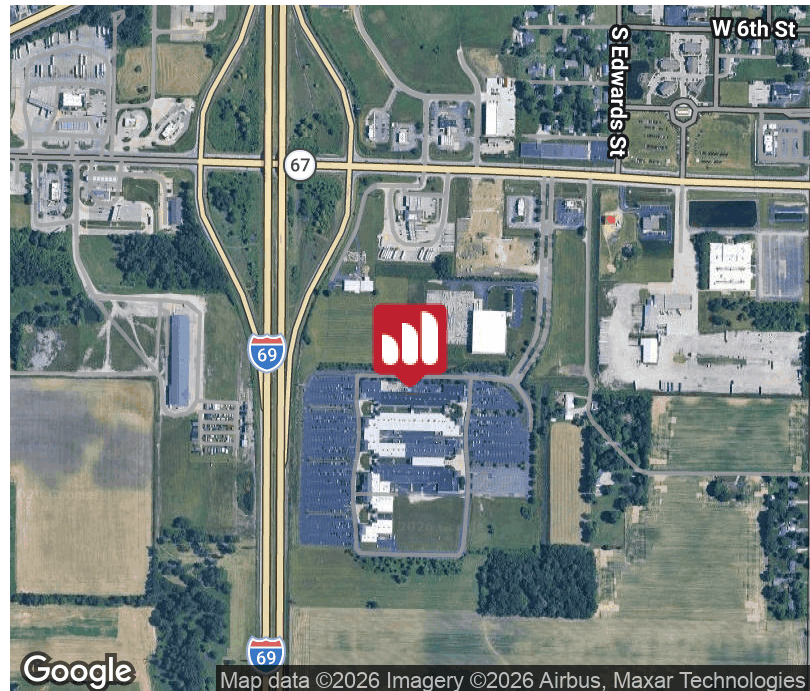
9301 S Innovation Dr, Ste 125, Daleville, IN 47334

**FOR LEASE**



### PROPERTY HIGHLIGHTS

- ±8,220 SF office space available for lease
- \$7.50 PSF/NNN
- Great visibility on I-69
- Ample Parking
- Easy access off I-69 and State Roads 32 and 67
- Prime Location in Heartland Crossing Business Center



**MELISSA BLACKWELL**

O: 317.454.7171 | C: 317.384.9756  
mblackwell@premiercres.com

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### PROPERTY DESCRIPTION

Positioned at the intersection of I 69 and State Roads 32 and 67, Daleville offers exceptional regional connectivity—approximately 30 minutes to Indianapolis and 60 minutes to Fort Wayne. Additional cities including New Castle, Muncie, Portland, Hartford City, Anderson, Hamilton County communities, and Winchester are all within a 40 minute drive. This radius provides access to a population of well over one million people.

Daleville offers several advantages for employers:

- Low operating costs and business friendly incentives through the local Economic Development Corporation
- Strong labor shed, with approximately 2,000 people working in Daleville compared to only 1,750 residents—an employment ratio matched only by downtown Indianapolis
- Regional media reach across five counties, supporting recruitment and visibility

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