

# MONROEVILLE INDUSTRIAL PARK

20655 MONROEVILLE ROAD, MONROEVILLE, IN 46773



**KIENAN O'ROURKE**

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20655 Monroeville Road, Monroeville, IN 46773



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|             |                        |
|-------------|------------------------|
| Sale Price: | \$45,000 / Acre        |
| Available:  | 19.2 Acres             |
| Lot Range:  | 0.90 - 10.35 Acres     |
| Zoning:     | I-1 (Industrial)       |
| Best Use:   | Industrial Development |

### PROPERTY OVERVIEW

Discover a prime investment opportunity to join the Monroeville Industrial Park in Monroeville, IN. This newly established industrial park boasts completed infrastructure, including roads, lighting, utilities, and parcel grading with drainage. A large monument sign at the entrance and sidewalks create a professional, inviting atmosphere. With its close proximity to US Highway 30 and major interstates I-469, I-69, and I-80/90, the park offers convenient access to the region's key transportation routes. Featuring a variety of lot sizes and accommodating industrial zoning, this property is attractively priced at \$1.03 per square foot or \$45,000 per acre.

### PROPERTY HIGHLIGHTS

- Newly established industrial park supported by the City of Monroeville
- All infrastructure are completed including roads, lighting, utilities, and parcel grading with drainage
- Large monument sign at entrance and sidewalks create a welcoming, professional appeal
- 2.7 miles, 4 minutes, from US Highway 30 for convenient access to region's major interstates including I-469, I-69, and I-80/90

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## MONROEVILLE INDUSTRIAL PARK



Monroeville Industrial Park - Monument Sign at Entrance



Monroeville Industrial Park - Drone View Northwest



Monroeville Industrial Park - Drone View Northeast

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## SITE PLAN



# MONROEVILLE INDUSTRIAL PARK

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## LOCATION MAP



Monroeville Industrial Park - Drone View South toward Monroeville, IN



Regional Traffic Map

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## PROPERTY DETAILS

**SALE PRICE  
AVAILABLE**

**\$45,000 / ACRE  
7 LOTS**

### LOCATION INFORMATION

|                   |                             |
|-------------------|-----------------------------|
| Park Name         | Monroeville Industrial Park |
| Street Address    | 20655 Monroeville Rd        |
| City, State, Zip  | Monroeville, IN 46773       |
| County / Township | Allen / Monroeville         |
| Cross Streets     | IN-101 & Monroeville Rd     |

### PROPERTY DETAILS

|                  |  |
|------------------|--|
| Property Type    | Land   |
| Property Subtype | Industrial   |
| Best Use         | Development  |
| Zoning           | IN-1 (Industrial)                                    |
| Park Size        | 21.63 Acres  |
| APN #            | 02-20-07-400-002.001-100<br>02-20-07-400-002.005-100 |
| Infrastructure   | Completed in June 2025                               |

### PARCEL DETAILS

| LOT   | SIZE        | Price / ACRE     | TOTAL PRICE  |
|-------|-------------|------------------|--------------|
| Lot 1 | 10.35 Acres | \$45,000 / Acres | \$465,000.00 |
| Lot 2 | 0.92 Acres  | \$45,000 / Acres | \$41,400.00  |
| Lot 3 | 1.01 Acres  | \$45,000 / Acres | \$45,450.00  |
| Lot 4 | 0.90 Acres  | \$45,000 / Acres | \$40,500.00  |
| Lot 5 | 1.25 Acres  | \$45,000 / Acres | \$56,250.00  |
| Lot 6 | 2.60 Acres  | \$45,000 / Acres | \$117,000.00 |
| Lot 7 | 2.17 Acres  | \$45,000 / Acres | \$97,650.00  |