



2200 E Bunch Blvd | Muncie, IN

Available for Sale or Lease

- $\pm 80,000$ SF state-of-the-art manufacturing facility on ± 10.6 acres
- Modern design with high-end office finishes, air conditioning throughout, ample power, and energy-efficient solar panels
- Expansion land available for a potential corporate campus, offering up to $\pm 320,000$ SF on ± 36.0 acres
- Located in East Central Indiana, with access to 75% of the U.S. population within a 1-day drive

Colliers

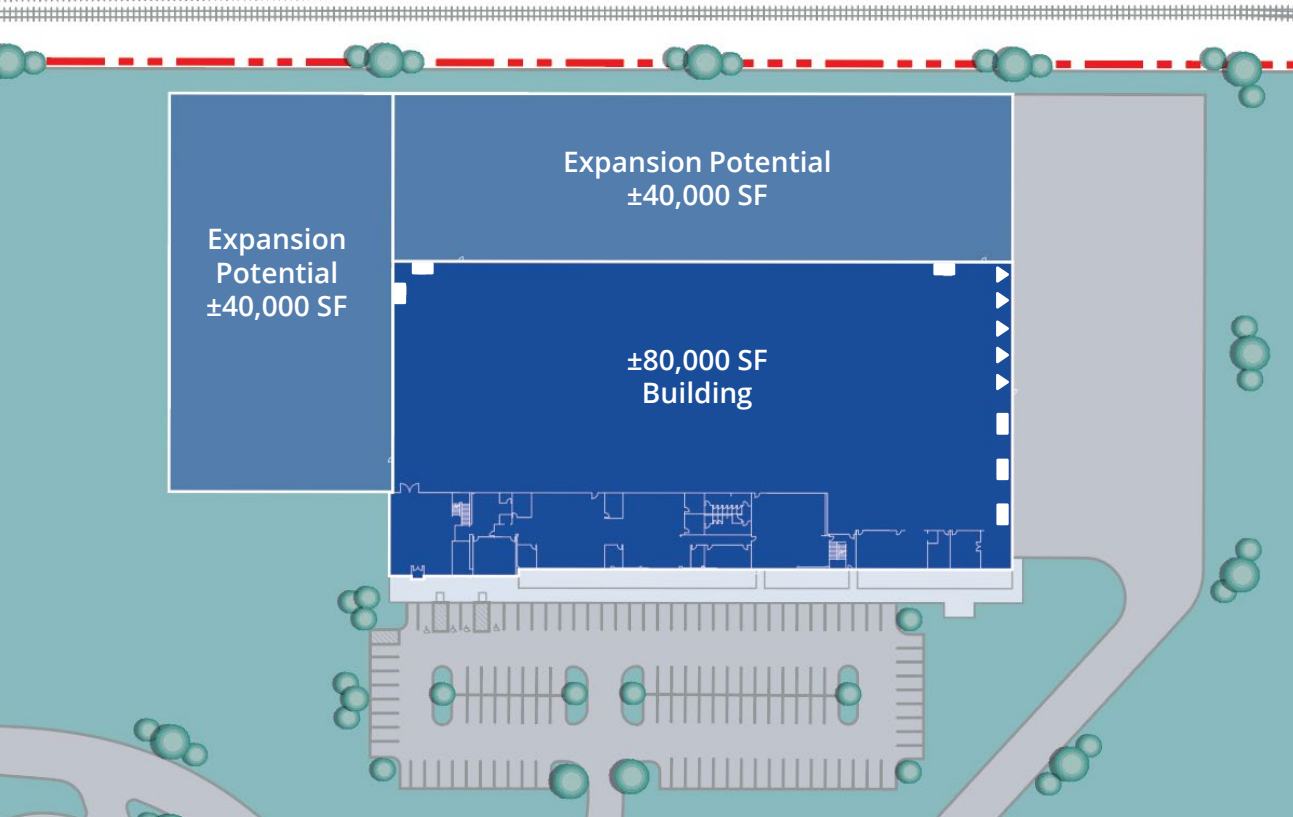
Korey Ryan SIOR
765 520 6662
korey.ryan@colliers.com

Cam Kucic SIOR
317 713 2142
cam.kucic@colliers.com

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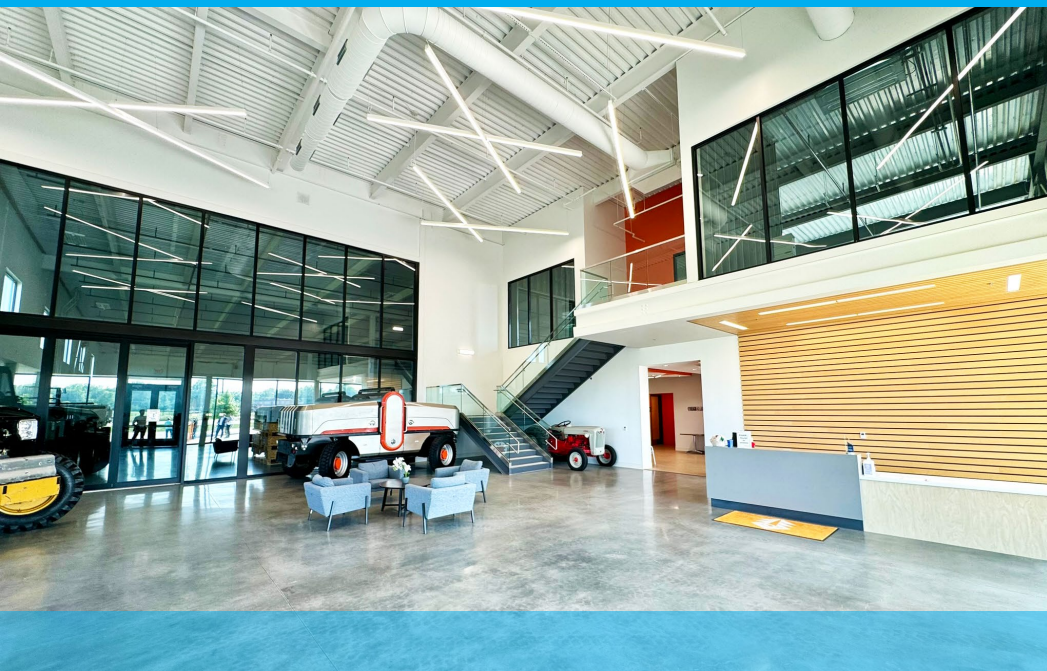


Norfolk Southern Rail



Property Specifications

Building Size	±80,000 SF (expandable to ±160,000 SF)
Warehouse	±65,040 SF
Office	1 st Floor: ±14,960 SF 2 nd Floor: ±13,830 SF (unfinished)
Clear Height	24' - 29'
Column Spacing	50' x 50'
Dock Doors	5 (9'x10') fully equipped w/ 55,000 lb. hydraulic levelers & iDock controls
Drive-in Doors	4 (12'x12') 2 (12'x20')
Power	3 Phase, 480/227V, 3000-amp service
Lighting	LED high bay
HVAC	Fully climate-controlled (DX split system & VRF system)
Sprinkler	Wet system
Construction	Insulated precast panel system
Roof	TPO (15 yr warranty)
Truck Court	125'
Auto Parking	121 (expandable)
Solar Panels	690 kW DC rooftop mount array
Floor Thickness	8" reinforced concrete
Year Built	2022
Land	±10.6 acres
Rail	Adjacent to Norfolk Southern
Zoning	Intense Industrial II



High-End Office Finishes





Air-Conditioned Warehouse





Dock & Drive-in Loading

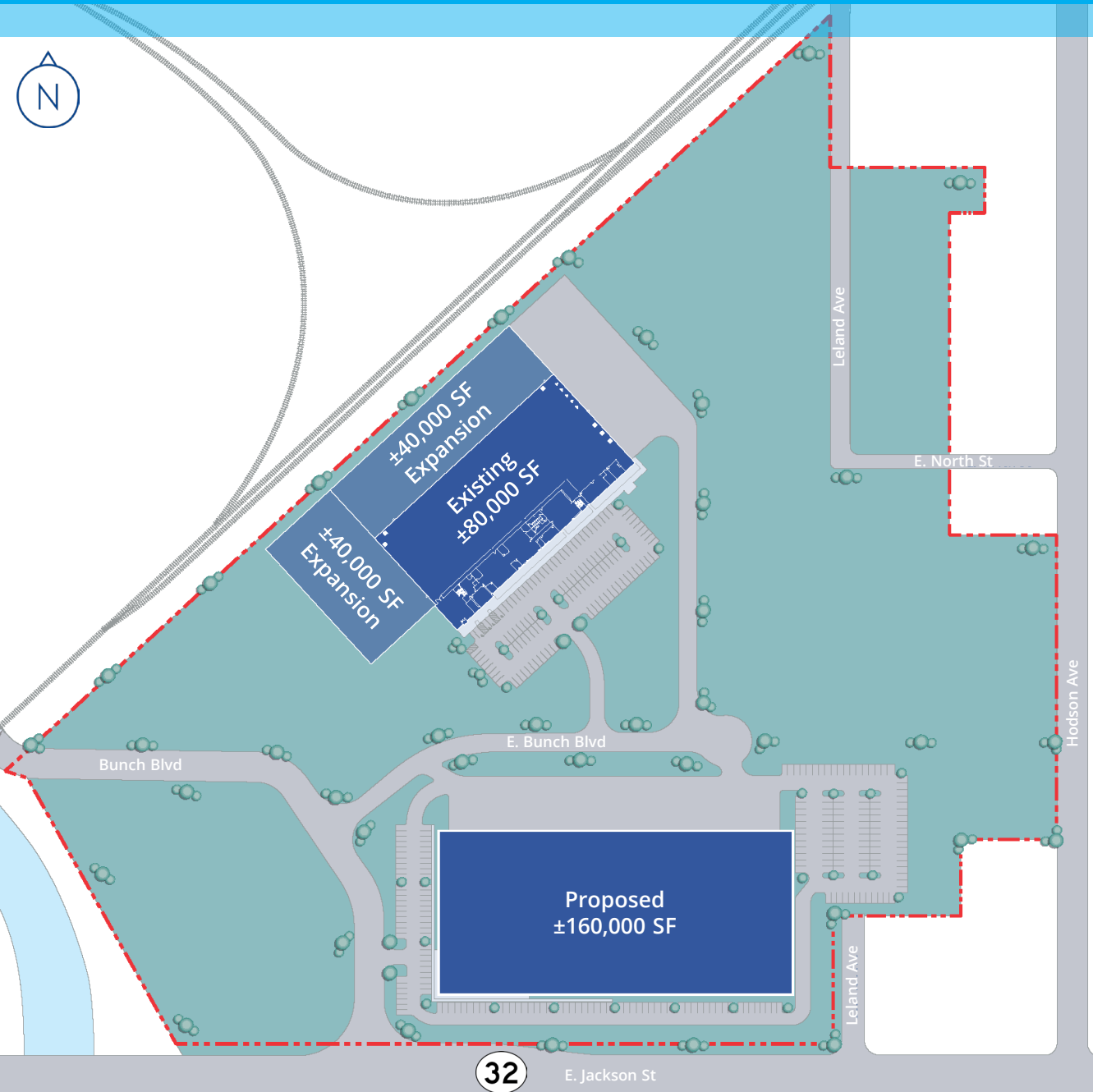




Expansion Potential



Site Plan & Specifications



- ±80,000 SF state-of-the-art manufacturing facility, expandable to ±160,000 SF
- Proposed Building #2: Up to ±160,000 SF
- Total of ±36.0 acres, offering up to ±320,000 SF of combined buildable space
- Adjacent to Norfolk Southern railroad, providing direct connectivity and access
- Located in Muncie, IN, a city with a diverse economic base, including advanced manufacturing, IT, logistics, and life sciences
- Situated in East Central Indiana, offering access to 75% of the U.S. population within a 1-day drive



Location & Access

Pure Energy Park is Muncie's newest advanced manufacturing and logistics park, located in the heart of Delaware County. Situated in East Central Indiana, just off I-69, this prime location boasts a strong labor force within a business-friendly community and offers potential incentive programs.

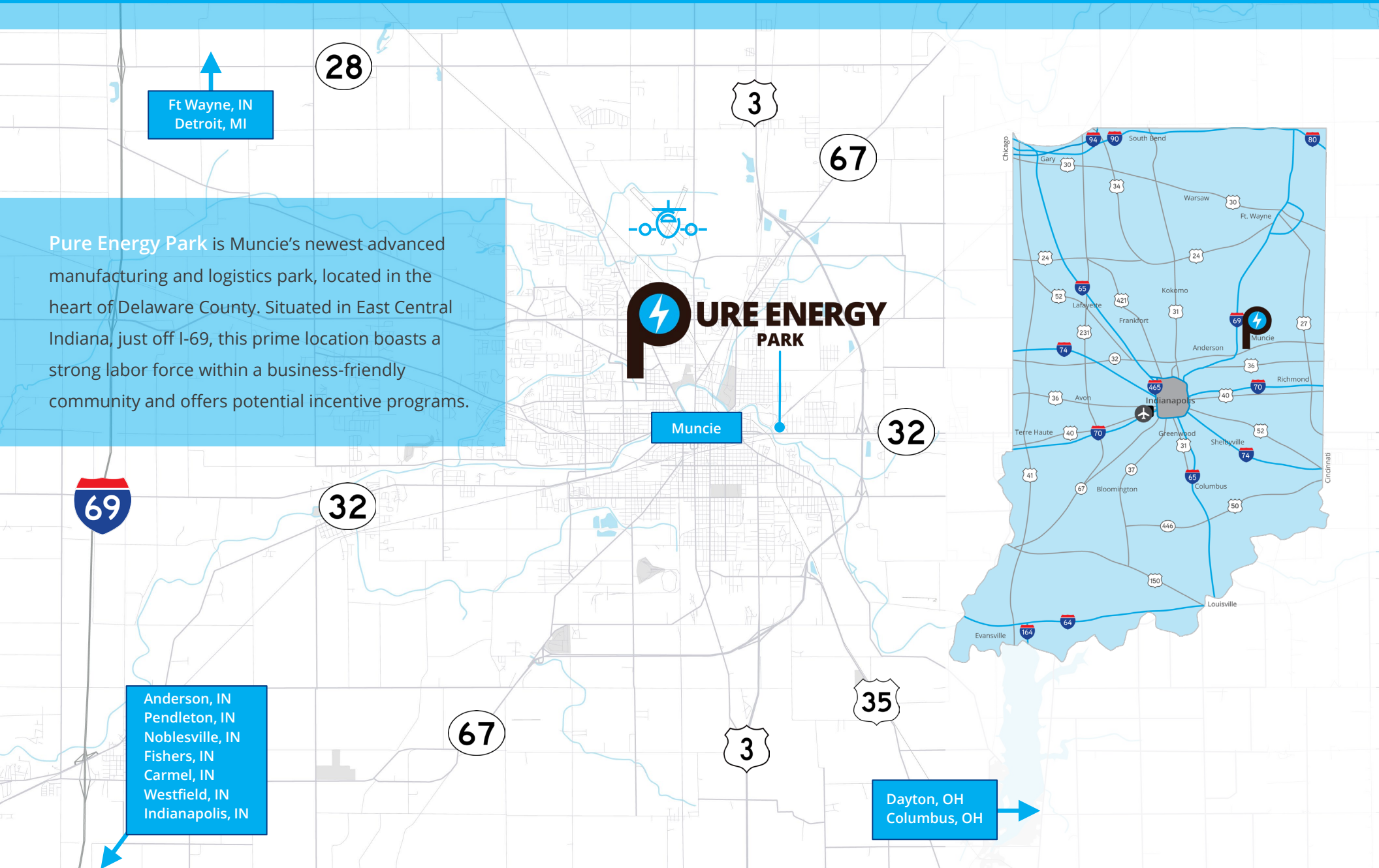


Muncie

Ft Wayne, IN
Detroit, MI

Anderson, IN
Pendleton, IN
Noblesville, IN
Fishers, IN
Carmel, IN
Westfield, IN
Indianapolis, IN

Dayton, OH
Columbus, OH



Why Indiana



INDIANAPOLIS INT'L AIRPORT IND

- 2nd largest FedEx air hub worldwide
- FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S.
- 11th year named "Best Airport in North America"

INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport



INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— *Site Selection Magazine*

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1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

leading state in biotechnology exports

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



NW	Burns Harbor
SE	Jeffersonville
SW	Mt Vernon

INDIANA PORTS — ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

