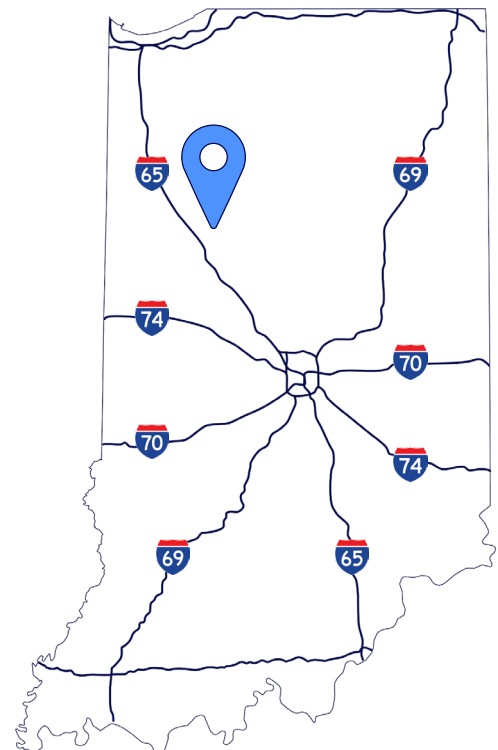


FOR SALE

3054 Division Rd  
Monticello, IN

## Property Highlights

- ±8.59-acre industrial site
- ±13,488 SF across five buildings
- Functional IOS (Industrial Outdoor Storage), configured for industrial circulation and storage
- Fenced yard area ideal for equipment storage, fleet operations, or contractor yard
- Zoned Industrial, parcel supports heavy outdoor storage and industrial operations
- Well-suited for waste management, trucking, outdoor storage, or contractor uses



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# Property Specs



## Specifications

Land AC	±8.59 AC
Building SF	±13,488 SF - Total
Security	Partially fenced yard
Year Built	2009, 2001, 1994, 1993, 1948
Zoning	I-2: Heavy Industrial, Outdoor Storage permitted
<b>SALE PRICE</b>	<b>\$450,000.00</b>



### \*DEED RESTRICTION\*

The Deed shall contain the following restriction:

"The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are declared to be covenants running with the land in perpetuity commencing with the date of the deed, and shall be fully binding upon all persons or entities acquiring title to the Property whether by descent, devise, lease, purchase or otherwise and is for the benefit of and enforceable by the Grantor and Grantor's affiliates."

# Location and Connectivity



## Proximity by Car

I-65  
17 mi

I-69  
77 mi

I-74  
51 mi

I-465  
74 mi

CSX  
83 mi

Indianapolis Int'l Airport  
90 mi

Indianapolis, IN  
86 mi

Cincinnati, OH  
199 mi

Fort Wayne, IN  
101 mi

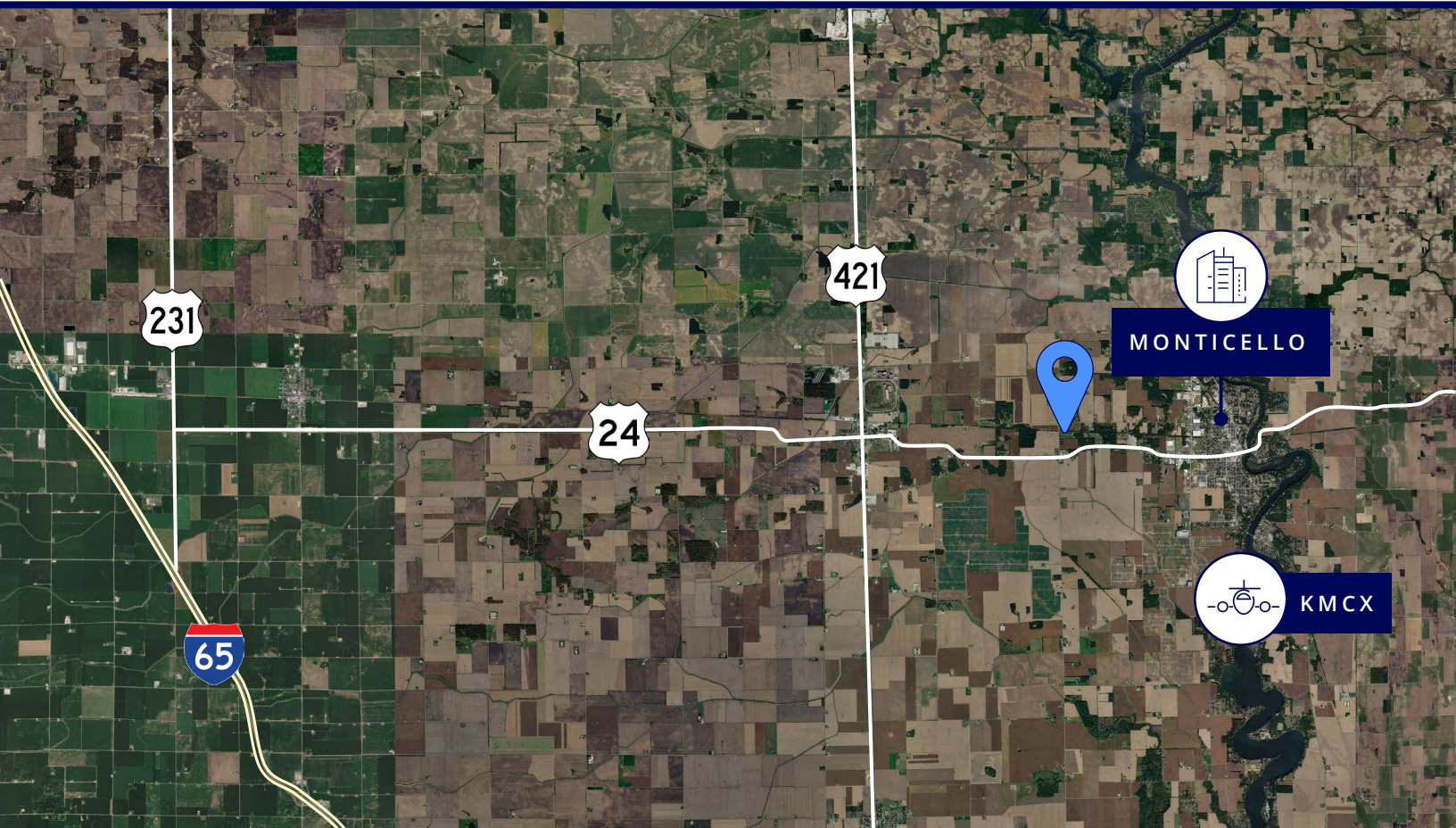
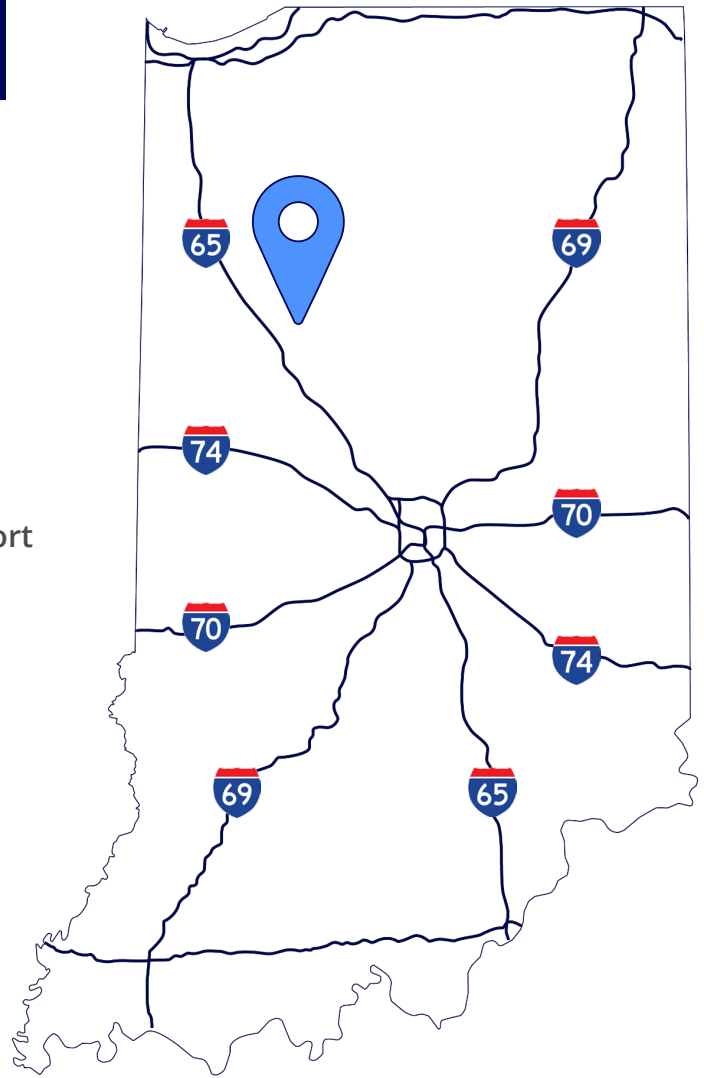
Detroit, MI  
265 mi

Chicago, IL  
111 mi

Pittsburgh, PA  
420 mi

Grand Rapids, MI  
189 mi

Kansas City, MO  
516 mi



# Why Indiana



## INDIANAPOLIS INT'L AIRPORT

- 2<sup>nd</sup> largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S
- 13<sup>th</sup> year named "Best Airport in North America"



## INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



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



## INDIANA ROADS — UNRIVALED LOGISTICS 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
- 4<sup>th</sup> 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
- 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

Indiana's industrial market is more than stable—it's strategically positioned for long-term growth, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem



## INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

<b>1<sup>st</sup></b> in U.S. for manufacturing output	<b>1<sup>st</sup></b> best state to start a business	<b>2<sup>nd</sup></b> # Manufacturing jobs (% of workforce)	<b>3<sup>rd</sup></b> in advanced industry specialization
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### CONTACT US:

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