



ALLIES
COMMERCIAL
REALTY

*Architectural Representation.



PARKING
110 trailer spaces
21 car spaces

*Anticipated delivery: February, 2026.

FOR SALE OR LEASE

**Versatile Industrial Facility with
Outdoor Storage**

Industrial

VIEW THIS
LISTING ONLINE



**INNOVATION PARK 67 - LOT 8
MOORESVILLE, INDIANA 46158**



ASKING PRICE
\$3,900,000



ASKING RATE
\$25,000 per month NNN



TOTAL BUILDING SF
8,500 Total SF
Includes 1,000 SF of office



SIZE
4.99 acres of land area



ZONING
PUD-I; Planned Unit
Development - Industrial



HIGHWAY ACCESS
Located off SR-67 with easy
access to I-69, I-70, & I-465



POWER
400 amps



CLEAR HEIGHT
16' - 19'



DRIVE-IN DOORS
Eight (8) 12'x14'



PRIME LOCATION
Located in a master planned
industrial park



PRIVATE OFFICES
Two (2) Private Offices



GATE & FENCE
Exterior fence with two (2) automatic gates
near the front of the site.



LIGHTING
Exterior lighting around the
perimeter of the property, along
with wall packing lighting on the
exterior of the building.



HEATING
Radiant heating in the shop
(eleven (11) total heating tubes)



OTHER SPECIFICATIONS
Concrete Block Construction
Open Office Area
Two (2) Bathrooms, Break Room
Trench drains in the center of the shop



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Newly constructed industrial facility, designed to support heavy equipment-intensive operations, fleet-based businesses, and regional service providers seeking a shop building that accommodates outdoor storage with room to scale.

*As of January, 2025.



SIZE
4.99 acres of land area



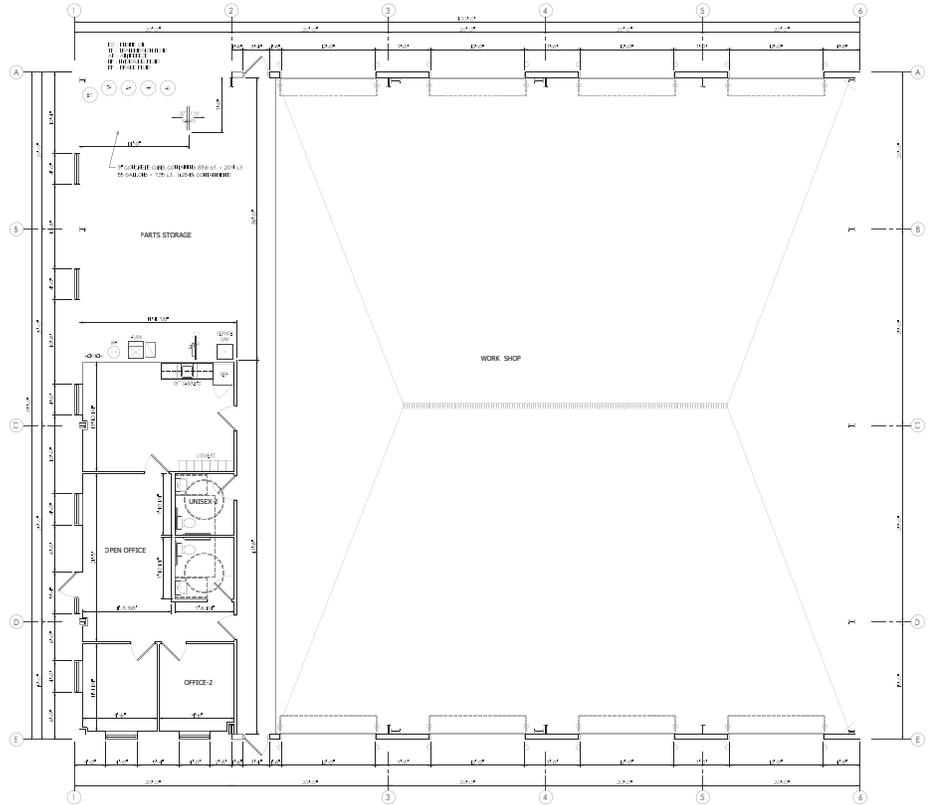
*As of January, 2025.



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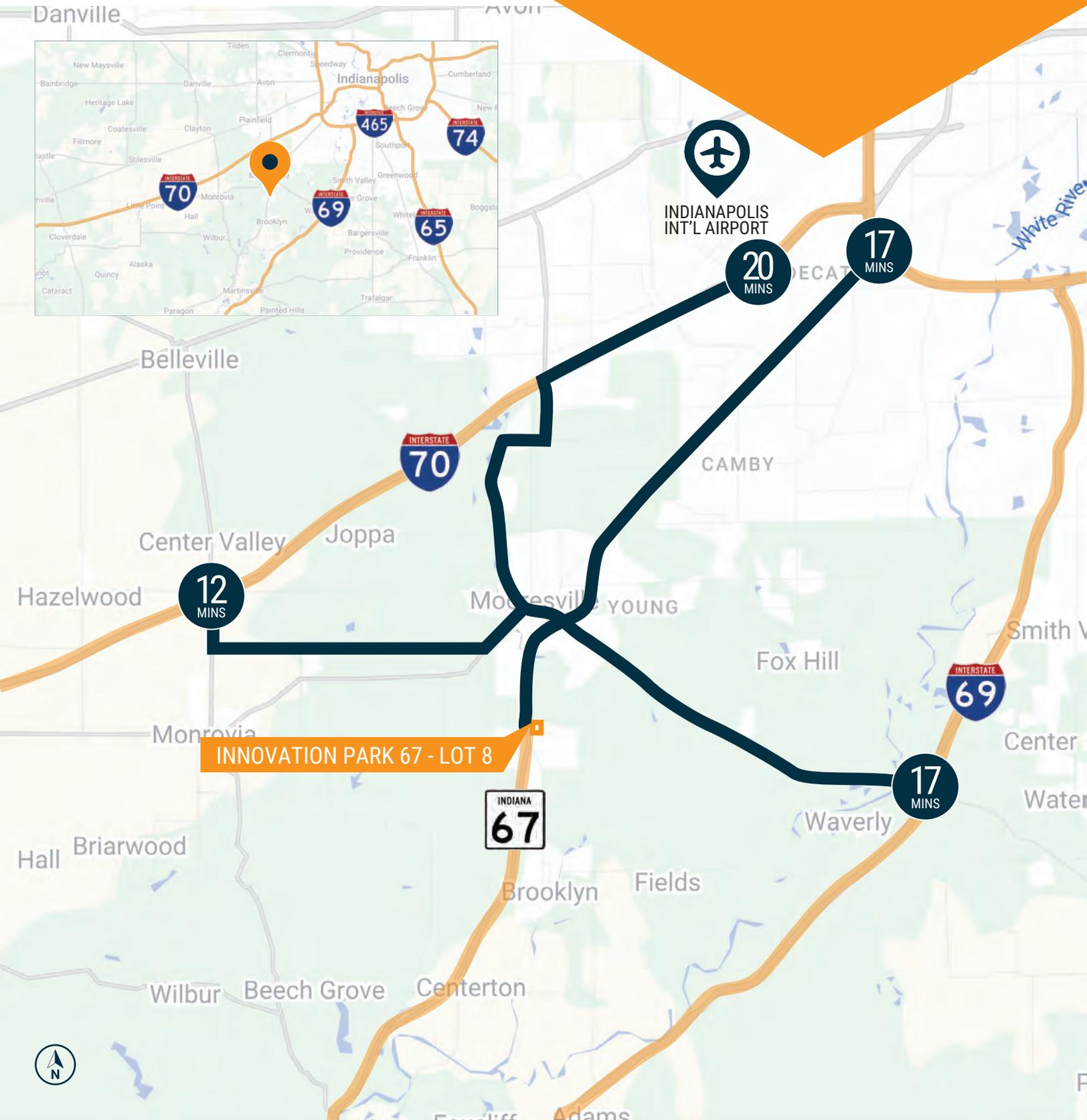
BUILDING FLOOR PLAN



HIGHWAY ACCESS



LOCATION





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