



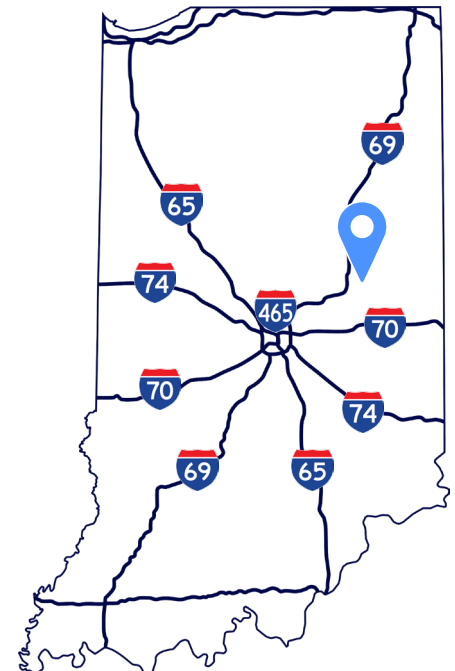
**FOR SALE**

**3401 W 8<sup>th</sup> St**

Muncie, IN

## Property Highlights

- ±157,894 SF industrial facility situated on ±18.46 acres
- 9 dock doors and 10 drive-in doors
- Clear height ranging from 12' to 20'
- Fully secured
- Heavy power infrastructure, including multiple electrical services
- Intense Industrial zoning
- Large land position offering flexibility for outside storage, trailer parking, fleet parking, expansion, or future redevelopment

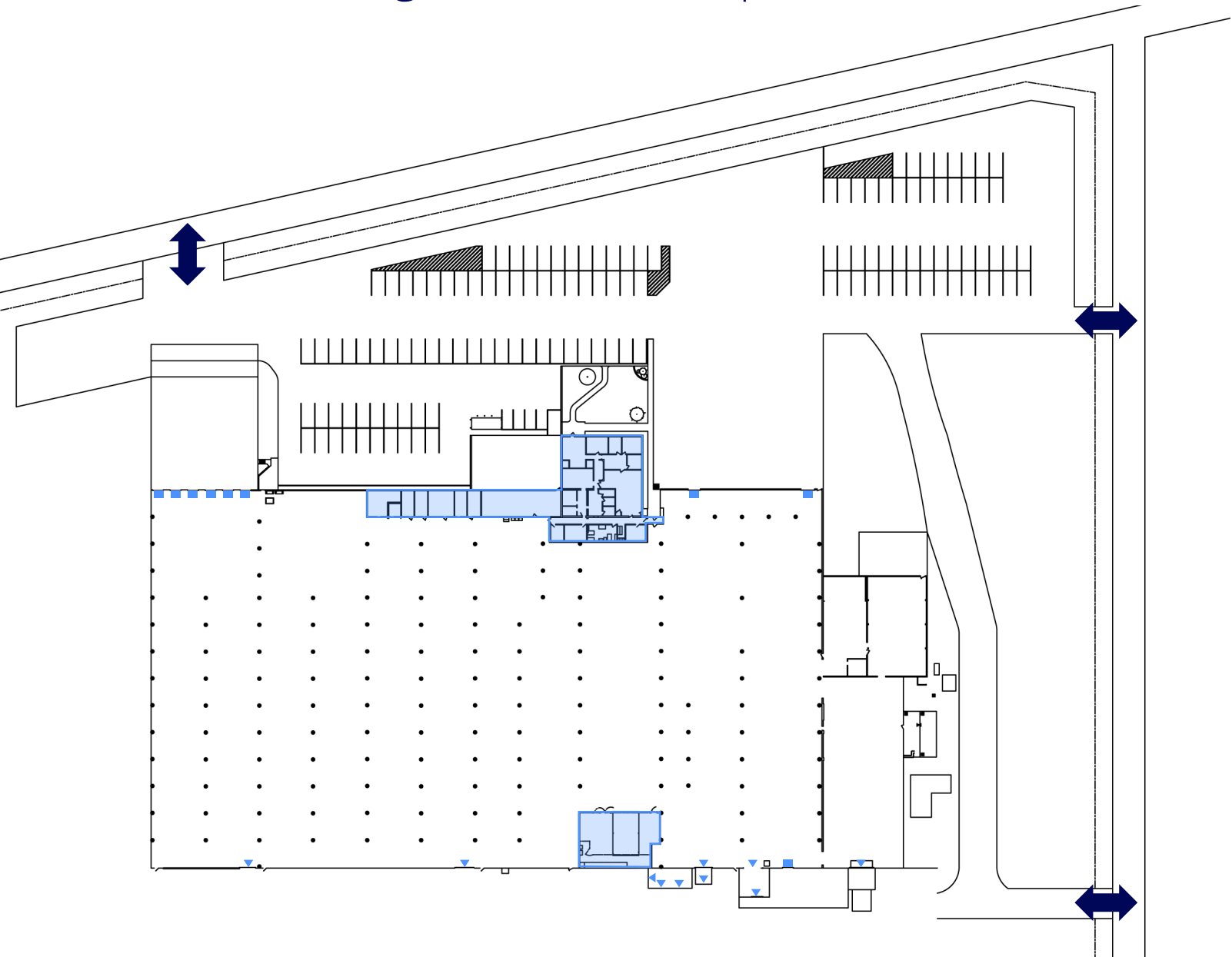


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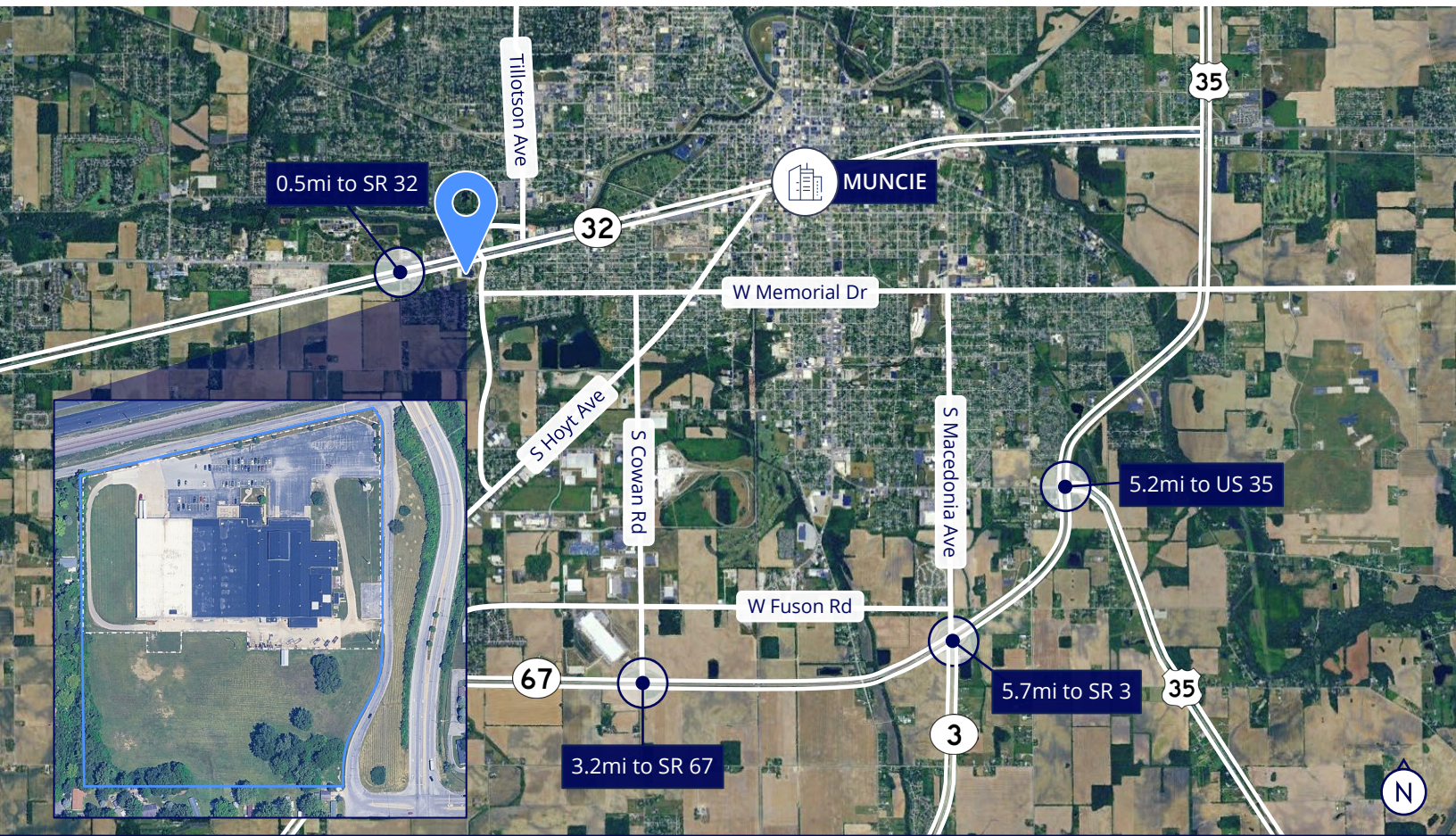
# Building Floor Plan & Specifications



## BUILDING SPECIFICATIONS

Year Built:	1956	Electrical:	(2) 3,000 amps, 480v, 3-phase (1) 3,000 amps, 208v
Building SF:	±157,894 SF	Floor Thickness:	10'
Office SF:	±10,360 SF	Heating:	Forced Air
Warehouse SF:	±147,534 SF	Auto Parking:	131
Loading:	9 Docks 10 Drive-ins	Total Land Size:	±18.46 AC
Clear Height:	12' - 20'	Zoning:	II - Intense Industrial
Columns:	20' x 39' 03"		

# Location & Connectivity



## LOCAL CONNECTIVITY

## REGIONAL CONNECTIVITY

SR 32      0.5 mi

Fort Wyne, IN      79 mi

SR 67      3.2 mi

Cincinnati, OH      106 mi

IN 35      5.2 mi

Columbus, OH      145 mi

I-69      9.5 mi

Louisville, KY      155 mi

I-465      43 mi

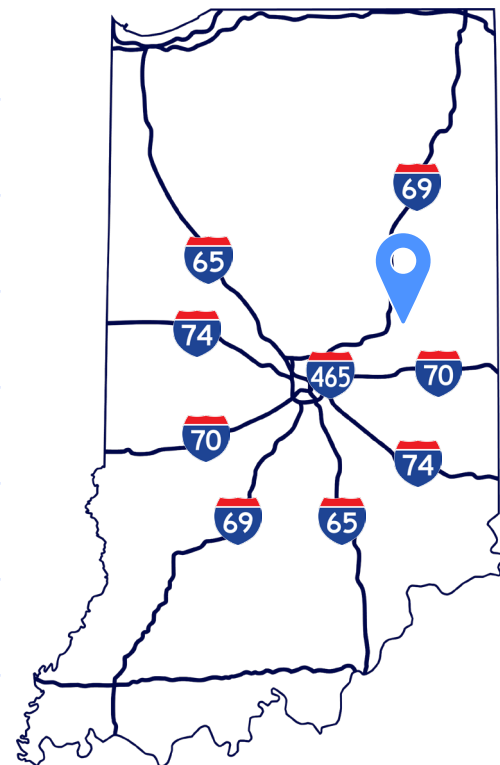
Chicago, IL      213 mi

Downtown Indianapolis      60 mi

Detroit, MI      235 mi

Indianapolis Int'l Airport      74 mi

St. Louis, MO      302 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
- GCIA** 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

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

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**1<sup>st</sup>**  
in U.S. for  
manufacturing  
output

**2<sup>nd</sup>**  
# Manufacturing  
Jobs (% of  
workforce)