



ALLIES  
COMMERCIAL  
REALTY



PARKING  
110 trailer spaces  
21 car spaces



\*CONSTRUCTION UPDATE AS OF SEPT, 2025

FOR SALE OR LEASE

Mooresville Truck Maintenance  
Facility Delivery Q4 2025

Industrial

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## 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



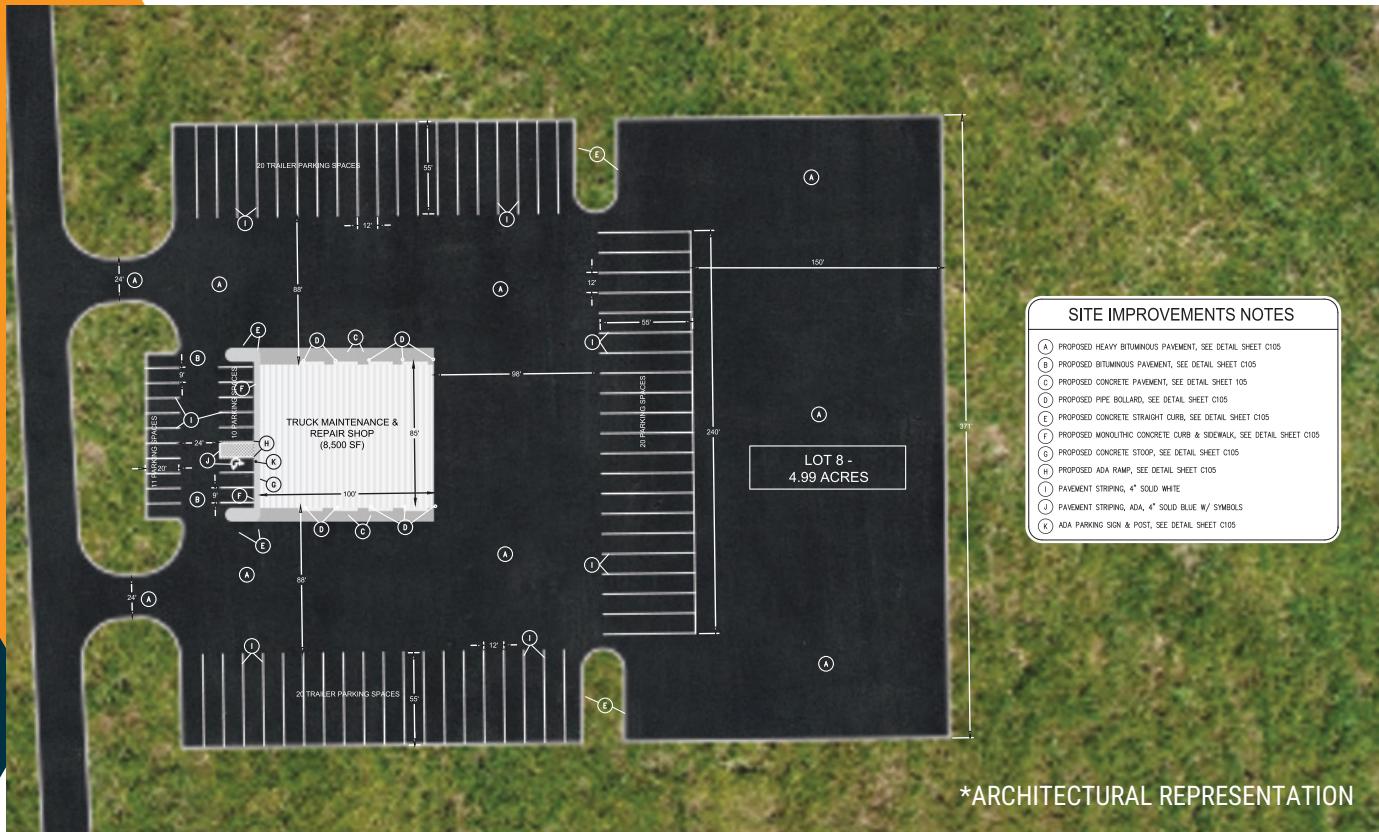
OTHER SPECIFICATIONS  
Two (2) Private Offices,  
Two (2) Bathrooms, Break Room,  
Open Office Area  
Concrete Block Construction  
Delivery: Q4 2025



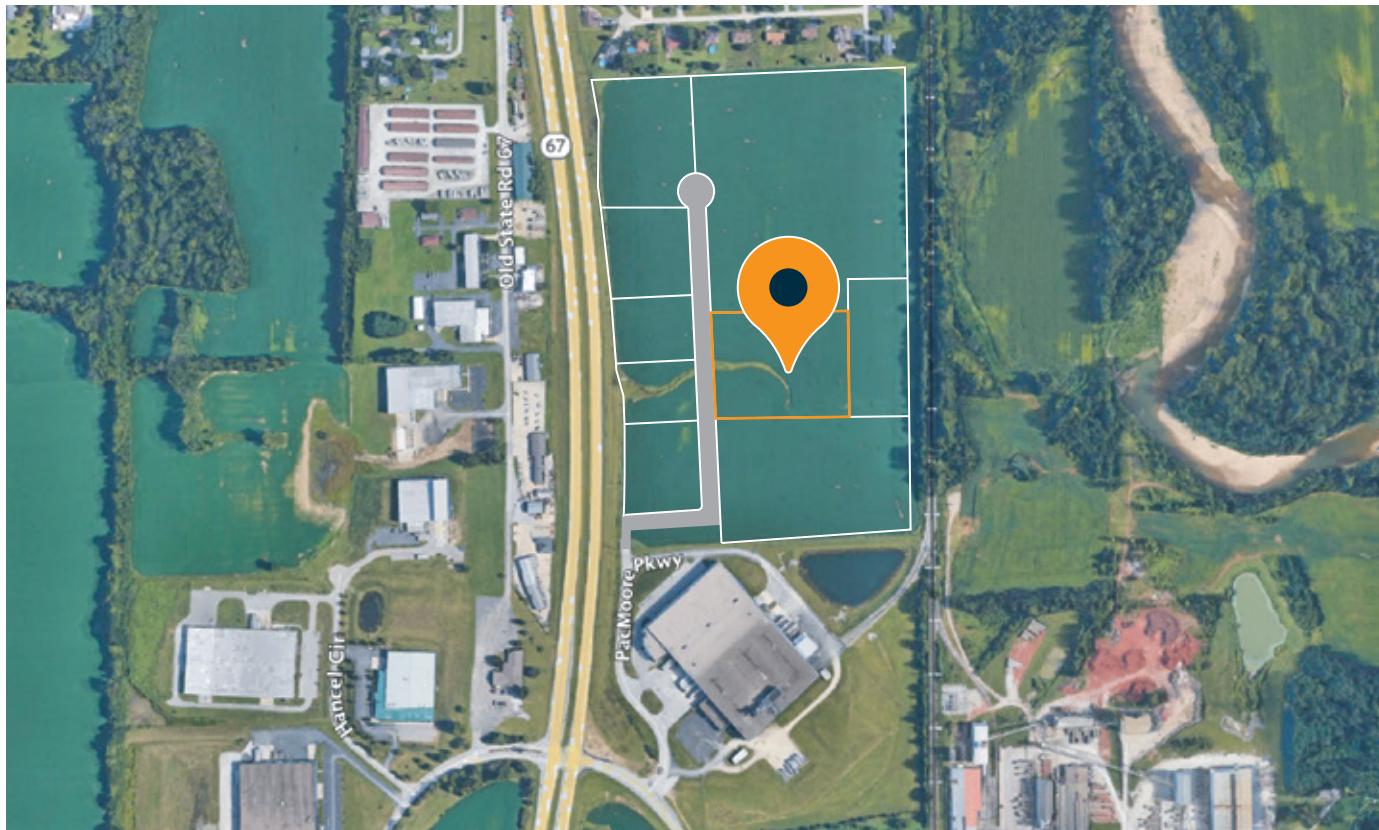
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\*ARCHITECTURAL REPRESENTATION



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# CONSTRUCTION PROGRESS - SEPTEMBER, 2025



\*ARCHITECTURAL REPRESENTATION



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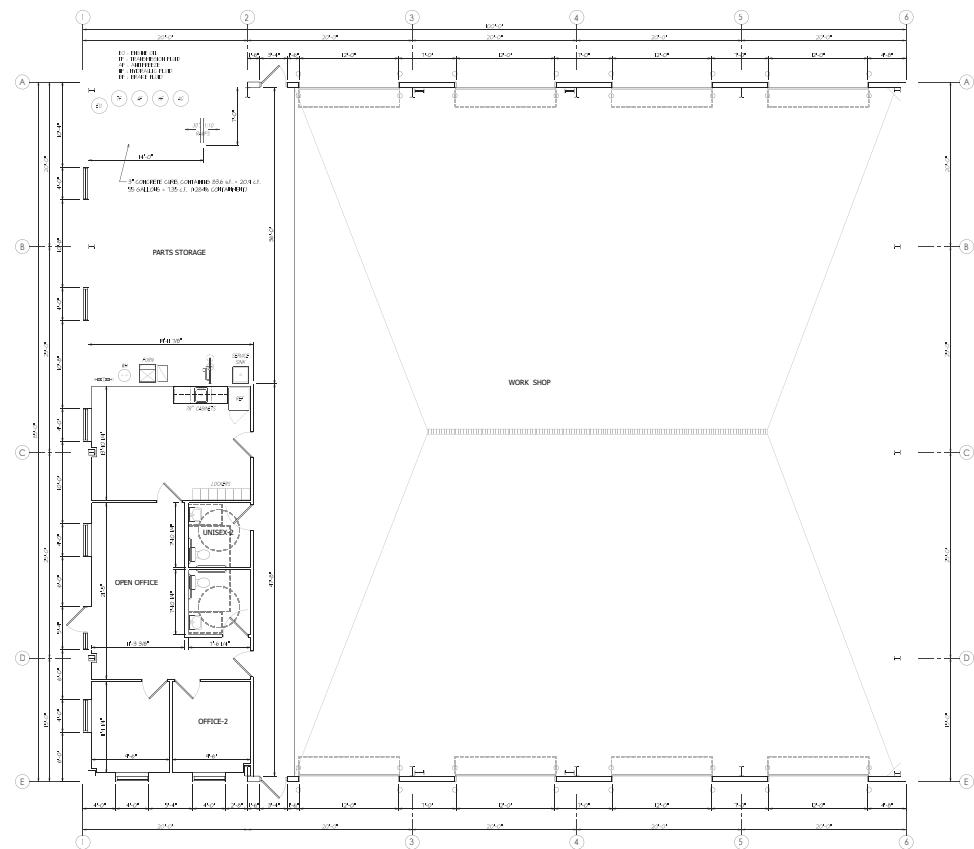
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# HIGHWAY ACCESS



## BUILDING FLOOR PLAN

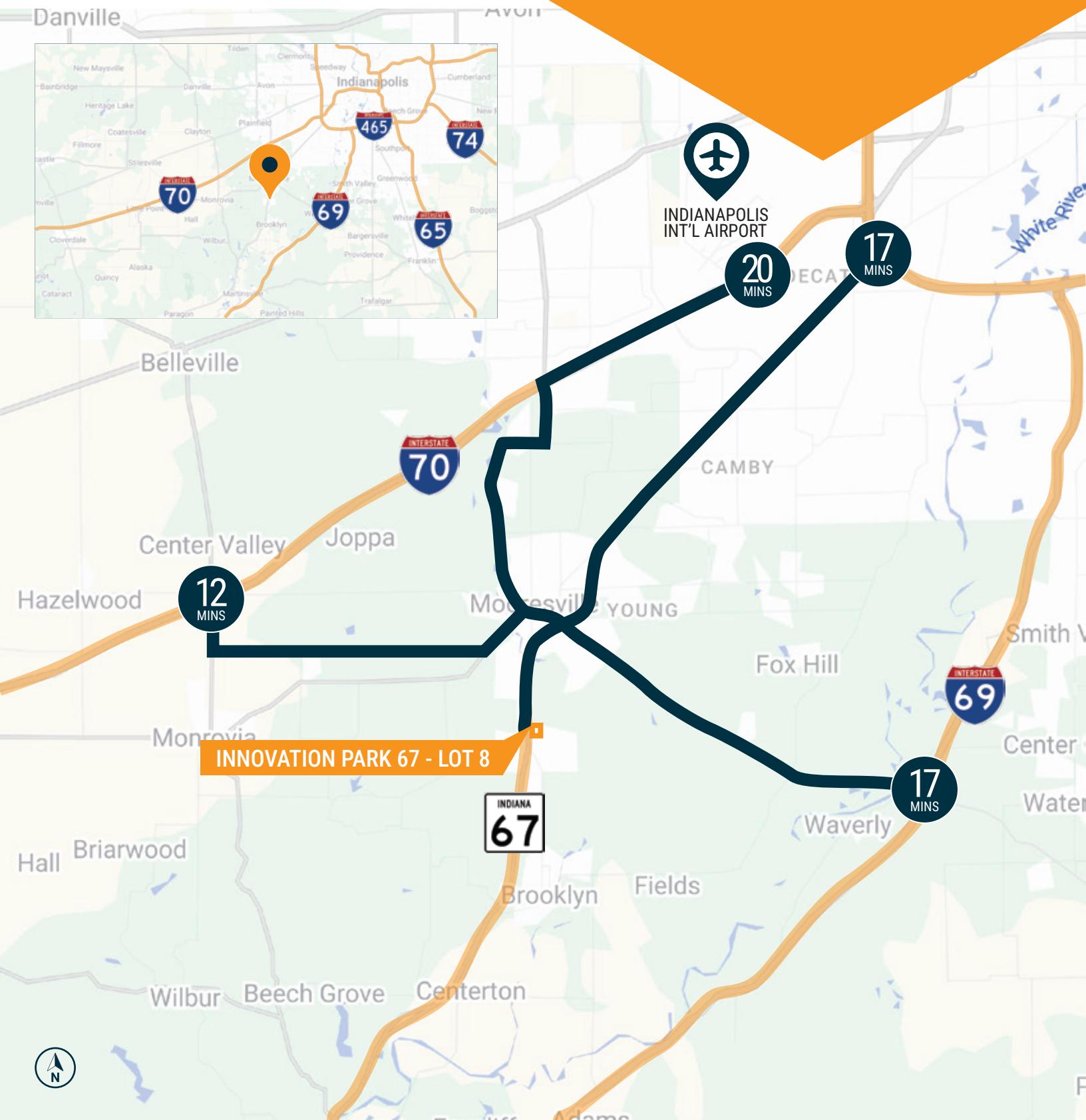


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# LOCATION



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