

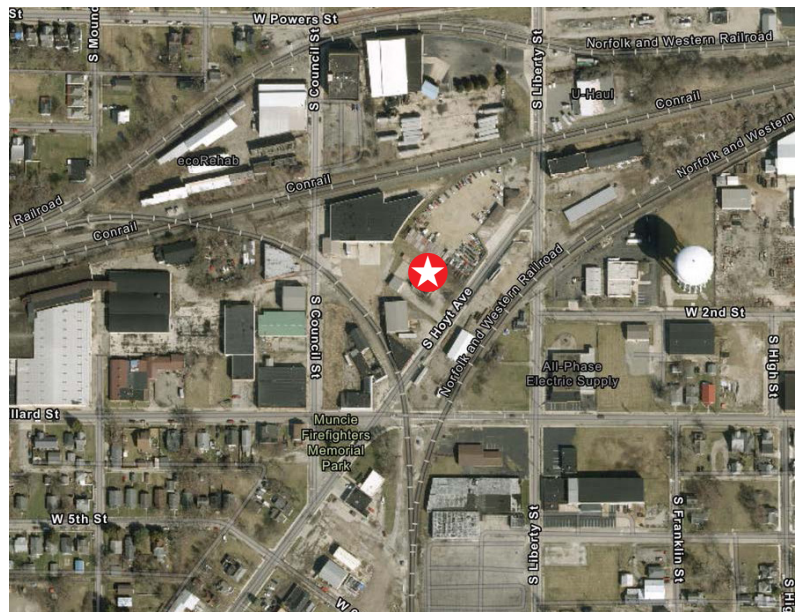
For sale

909 S Hoyt Ave., Muncie IN
Former AT&T Building



Strategic location

- Central Indiana, excellent access to major transportation routes and utilities
- Established light manufacturing area with rail distribution access
- Access to skilled workforce from Ball State University
- Competitive utility rates and incentives
- Growing regional technology sector
- Proximity to Indianapolis metropolitan market (60 miles)



Site overview

Price: Open to offers

Sold-as-is

Two buildings totalling: 3,671 SF

- 2,900 SF
- 771 SF

Site Size: 0.58 acres

Parcel ID: 18-11-16-283-005.000-003

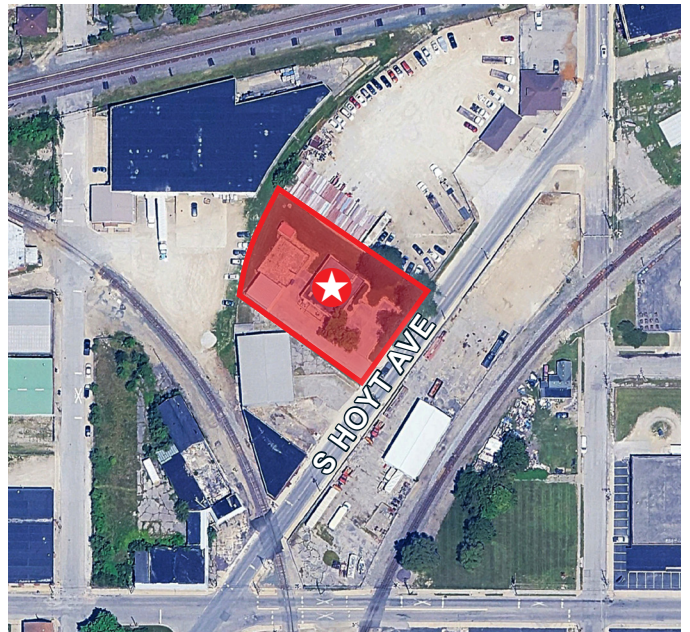
Investment opportunity

Rare opportunity to acquire a strategically positioned telecommunications facility in Muncie's core infrastructure network.

This specialized building offers immediate advantages for distribution and logistics operations with its proximity to rail infrastructure and central Indiana location.

Property highlights

- Purpose-built AT&T telecommunications facility
- Heavy-duty structural design engineered for telecommunications equipment
- Reinforced concrete construction
- Industrial-grade electrical infrastructure with enhanced power capacity
- Security features including controlled access points



Griffin Seitz

Associate

griffin.seitz@jll.com

+1 317 810 7175

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