



For Sale

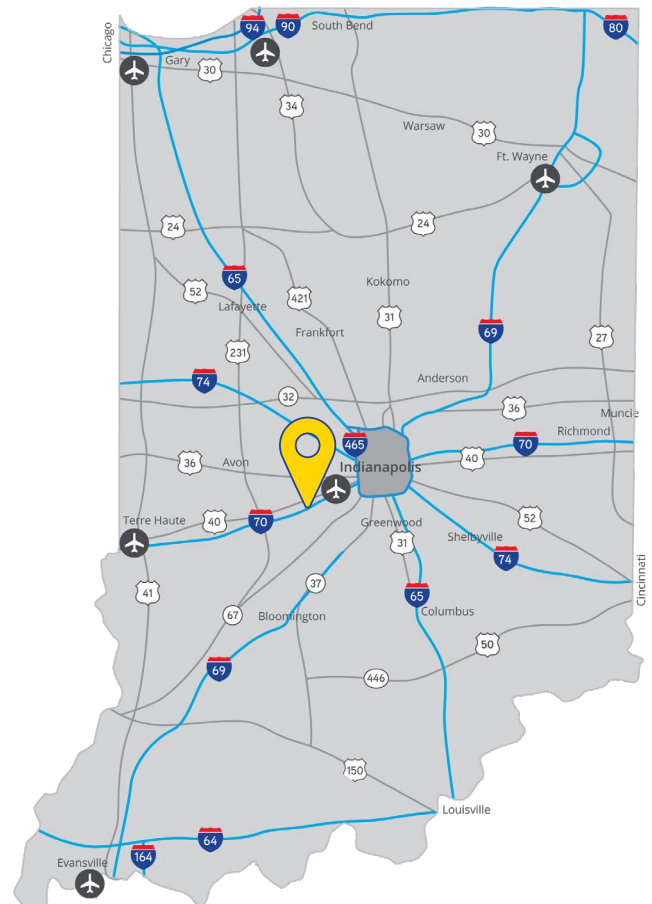
## Prime Land with Frontage in Monrovia

9377 N State Rd 39  
 Mooresville, IN 46158

Located in a major industrial hub with  
 immediate access to I-70

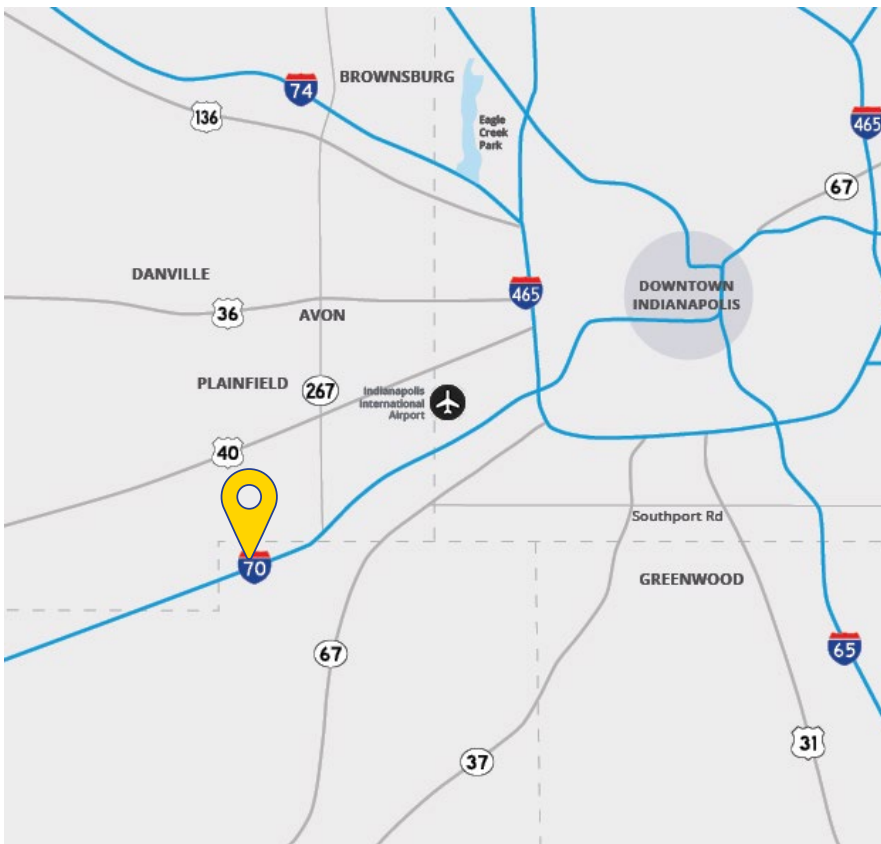
- ±23.20 Acres total (Divisible)
- Zoned Highway Business (HB)
  - Permitted uses: fueling station, truck stop, travel center, hotel, restaurant, office & medical
- Located in a TIF district
- Immediate access to I-70 via recently improved interchange
- Proximity to Indianapolis International Airport & FedEx Hub
- Major industrial developments underway surrounding the site

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## Location



## Corporate Neighbors



## Drive Times

I-70	2 min
Indianapolis Int'l Airport	12 min
National FedEx Hub	12 min
I-465	14 min
I-65	25 min
Downtown Indianapolis	27 min
I-74	32 min