



## ±80 AC Industrial Development Opportunity

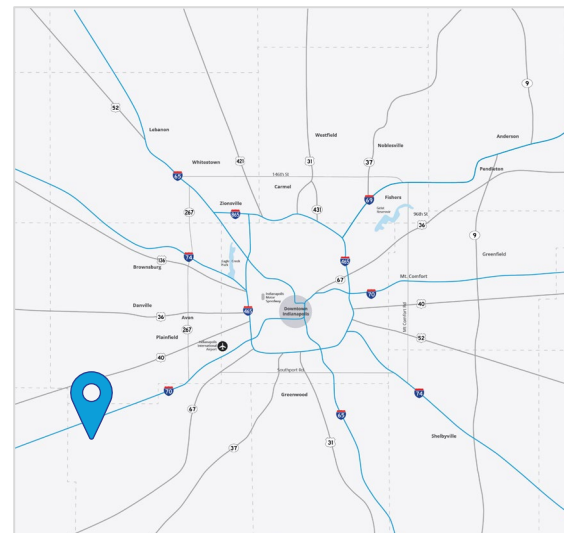
# SR 39 & Keller Hill Rd

Monrovia, IN 46157

Fast developing industrial hub along I-70 West

### Property Highlights

- ±80 Acres for sale
- Zoned Agriculture – Monrovia comp plan calls for industrial zoning
- Located off SR 39 with convenient access to I-70
- I-70 & SR 39 Interchange recently improved
- Close proximity to Indianapolis International Airport

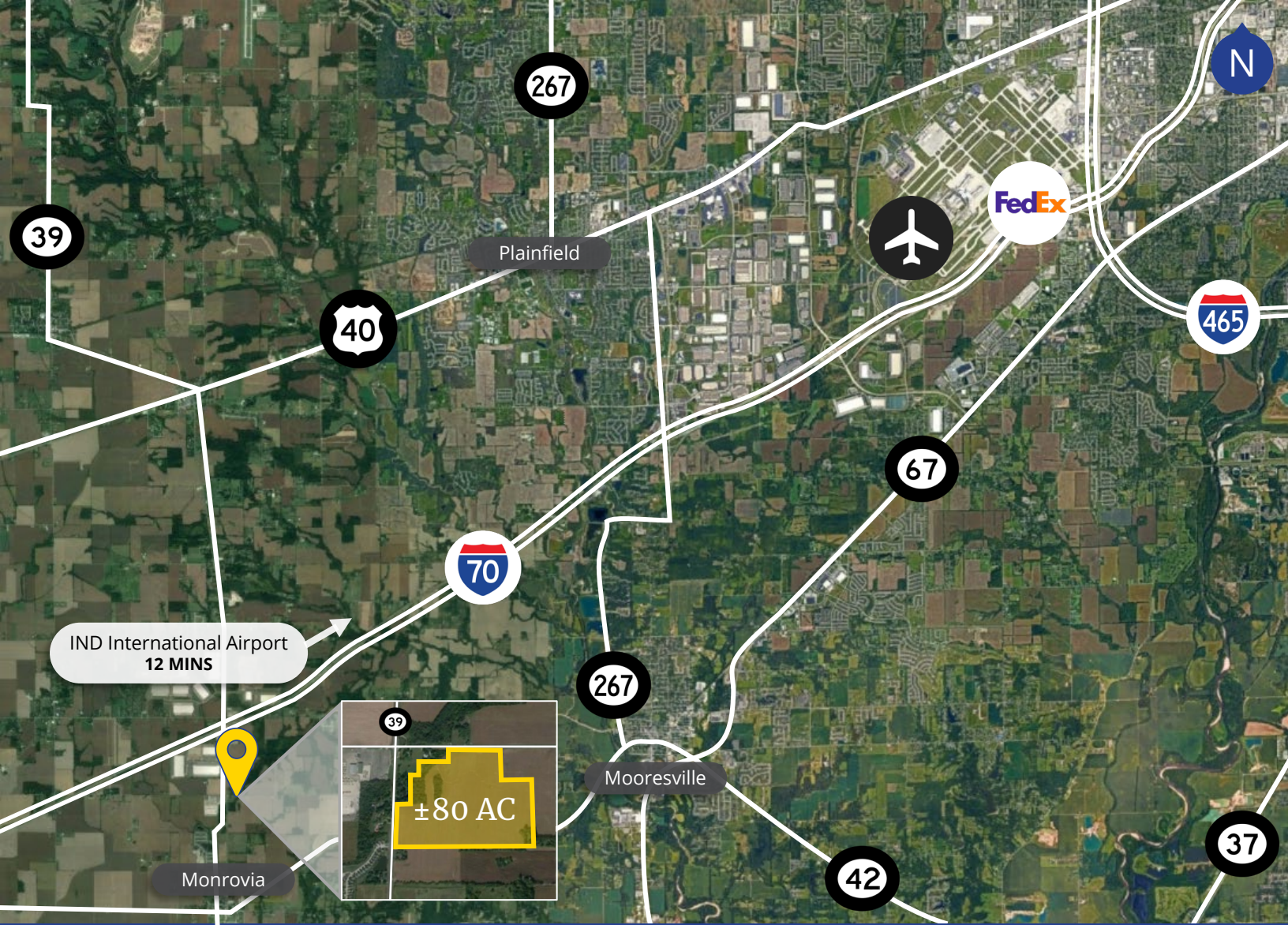


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# Why Indiana

Colliers



8

interstate systems **connect Indiana** to the country

40+

major metropolitan areas within an **8-hr drive**

75%

U.S. + Canada population within a **1-day drive**



## Indianapolis International Airport

- adjacent to FedEx's 2<sup>ND</sup> largest U.S. distribution hub
- ranked 8<sup>TH</sup> largest freight airport in U.S.
- 9<sup>TH</sup> consecutive year, earns "Best Airport in North America"