

±80 AC Industrial Development Opportunity

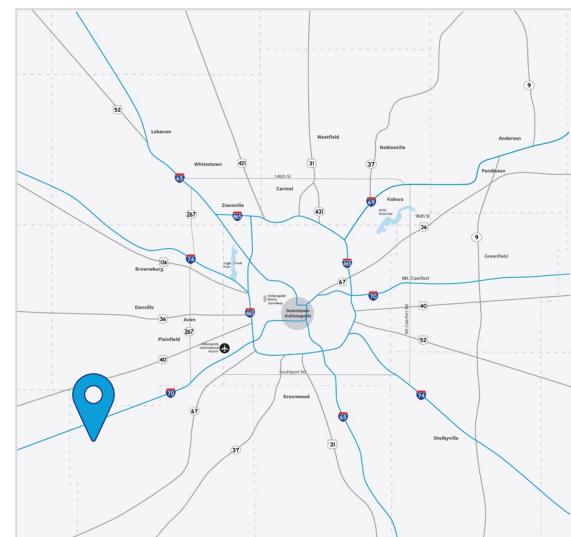
## SR 39 & Keller Hill Rd

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



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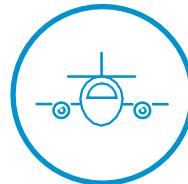
interstate systems [connect Indiana to the country](#)

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"