

FOR SALE

+/- 32,000 SF Industrial Building on 3.86 Acres

3310 HANCEL CIR

Mooresville, IN 46158

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,750,000
BUILDING SIZE:	32,476 SF
LOT SIZE:	3.86 Acres +/- 1 acre for possible expansion
LOADING:	One (1) 14' Drive-In Two (2) 10'x10' Loading Docks w/ Levelers
CLEAR HEIGHT:	27' - 41' 27' in 13,500 SF 38'-41' in 13,500 SF
POWER:	3-Phase 1600-Amp, 480-Volt

PROPERTY HIGHLIGHTS

- +/- 32,000 SF heavy industrial building on 3.86 acres
- Very favorable clear heights | 27' in 13,500 SF | 38'-41' in 13,500 SF
- Heavy 3-Phase Power: 1600-Amp, 480-Volt
- +/- 1 additional acre for potential expansion or outdoor storage
- +/- 30 parking spaces on site
- Excellent connectivity to State Road 67 (< 1 mile)
- One (1) 14' drive-in door and two (2) 10' x 10' loading docks with levelers

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3310 HANCEL CIRCLE, MOORESVILLE, IN 46158

BUILDING INFORMATION

ADDRESS	3310 Hancel Circle, Mooresville, IN 46158
ACREAGE	3.86 Acres (+/- 1 acre for possible building expansion)
SQUARE FOOTAGE	32,476 SF
YEAR BUILT	2004 - Expansion in 2017
ZONING	I-3 (Heavy-Intensity Industrial)
CLEAR HEIGHT	27' - 41' 27' in 13,500 SF 38'-41' in 13,500 SF
POWER	3-Phase 1600-Amp, 480-Volt
DRIVE-INS	One (1) 14' drive-in door
LOADING	Two (2) 10'x10' loading docks w/ levelers
LIGHTING	High bay lighting throughout both warehouse sections
HVAC	Whole building is climate-controlled (heated & cooled)
PARKING	+/- 30 striped spaces on site
FIRE SUPPRESSION	Building is fully sprinklered (wet system)

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LOCATION INFORMATION

SUBMARKET	Greater Mooresville industrial submarket
CITY, STATE, ZIP	Mooresville, IN 46158
COUNTY	Morgan
ACCESS	< 1 mile to State Road 67
	+/- 11 miles to Indianapolis International Airport
	+/- 11 miles to Highway I-465
	+/- 20 miles to downtown Indianapolis
	+/- 3 miles to downtown Mooresville



ADDITIONAL PHOTOS (INTERIOR)



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ADDITIONAL PHOTOS (EXTERIOR)



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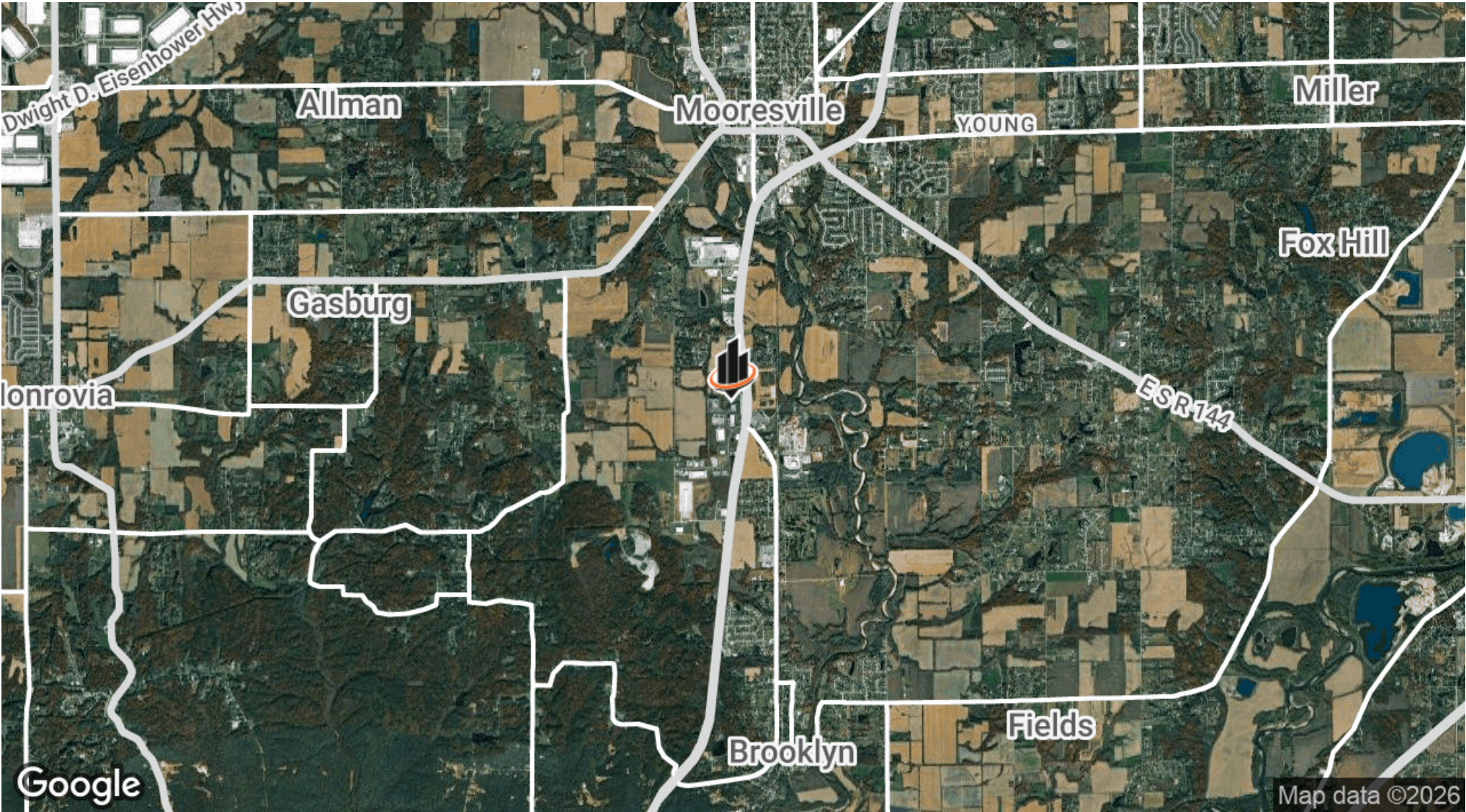
+/- 32,000 SF INDUSTRIAL BUILDING ON 3.86 ACRES | 3310 Hancel Cir Mooresville, IN 46158

SVN | NORTHERN COMMERCIAL



INDIANA
67

LOCATION MAP



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Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

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