



ALLIES
COMMERCIAL
REALTY

PRE-LEASING

Mooreville truck maintenance facility delivery Q3 2025



ASKING RATE
\$25,000 per month NNN



ZONING
PUD-I; Planned Unit
Development - Industrial



SIZE
4.99 acres of land area

110 trailer spaces
21 car spaces



HIGHWAY ACCESS
Located off SR-67 with easy
access to I-69, I-70, & I-465

*ARCHITECTURAL REPRESENTATION

INNOVATION PARK 67 - LOT 8 MOOREVILLE, INDIANA 46158

VIEW THIS
LISTING ONLINE



Introducing a brand-new 8,500 SF truck repair and maintenance facility, currently under development on a spacious 4.99-acre lot in the thriving Innovation Park 67 in Mooreville, Indiana. Anticipated completion is set for Q3 2025. This modern facility will feature 1,000 SF of office space with two private offices, an open office area, a break room, and two bathrooms. It offers eight 12' x 14' motorized overhead doors, creating a convenient drive-through design.

With ample space on the premises, the property offers parking for up to 110 tractor-trailers and 21 additional auto parking stalls. The building's clear height varies from 16' to 19'. Strategically located along SR-67, the property provides easy access to key destinations: just 11.8 miles (20 minutes) to Indianapolis International Airport, 11.3 miles to I-465 (17 minutes), and 6.6 miles to I-70 (13 minutes).

Zoned as PUD-1 (Planned Unit Development), this property is a rare find allowing for truck repair and maintenance operations. For pricing details and additional information, please reach out to our dedicated brokers.



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PROPERTY HIGHLIGHTS



ASKING RATE
\$25,000 per month NNN



TOTAL BUILDING SF
8,500 Total SF
Includes 1,000 SF of office



SIZE
4.99 acres of land area



ZONING
PUD-I; Planned Unit
Development - Industrial



PARKING
110 trailer spaces
21 car spaces



POWER
400 amps



CLEAR HEIGHT
16' - 19'



DRIVE-IN DOORS
Eight (8) 12'x14'



PRIME LOCATION
Located in a master planned
industrial park



HIGHWAY ACCESS
Located off SR-67 with easy
access to I-69, I-70, & I-465



OTHER SPECIFICATIONS
Two (2) Private Offices,
Two (2) Bathrooms, Break Room,
Open Office Area
Concrete Block Construction
Delivery: Q3 2025

LOCATION



DEMOGRAPHICS

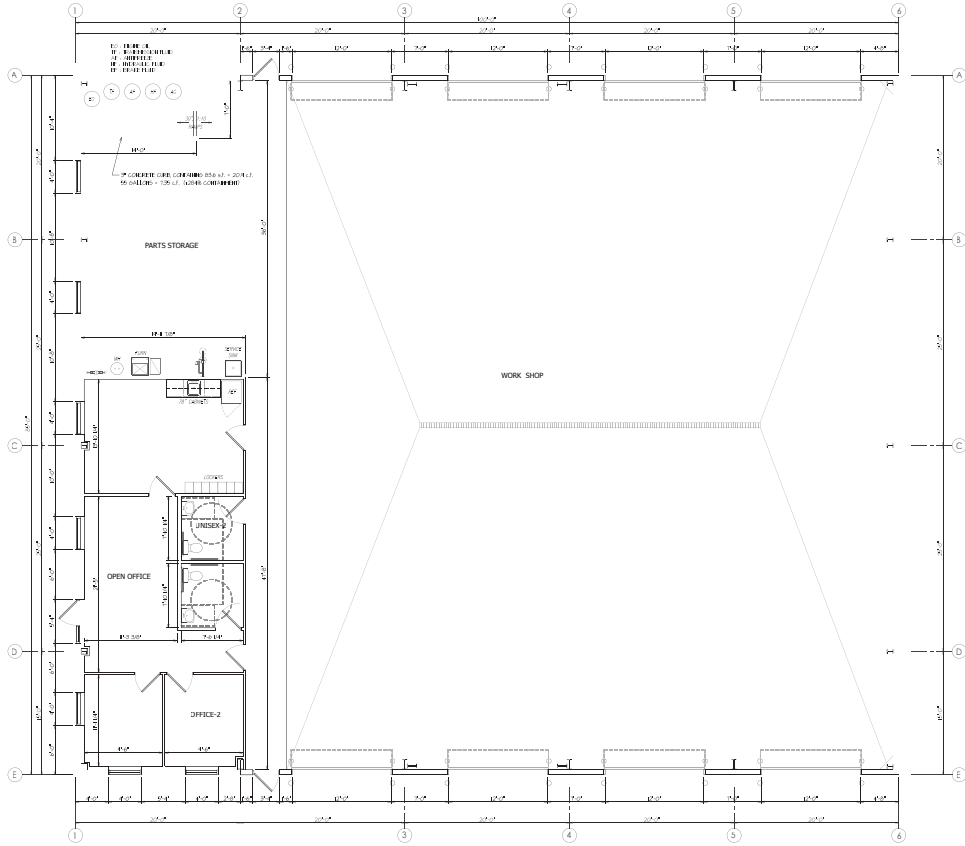
Area Demographics	1 Mile	3 Mile	5 Mile
2024 Total Population	1,115	12,540	19,574
Estimated 2029 Population	1,144	12,628	20,441
2024 Total Households	452	4,968	7,530
Estimated 2029 Households	472	5,080	7,957
2024 Median Household Income	\$121,940	\$89,473	\$112,459
Estimated 2029 Median Household Income	\$143,387	\$103,817	\$128,784



HIGHWAY ACCESS



BUILDING FLOOR PLAN





INNOVATION PARK 67
MOORESVILLE, INDIANA 46158



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