



**FOR SALE**

# +/- 2.57 McCordsville Office Development Site

**5189 W 600 N**

McCordsville, IN 46055

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**PRESENTED BY:**

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IN #RB16000630

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IN #RB14028860



# PROPERTY SUMMARY



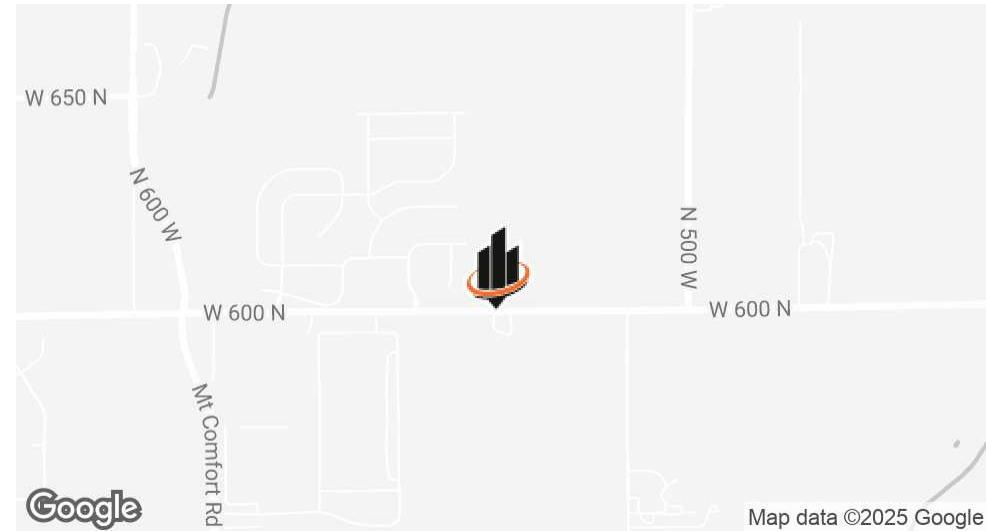
## PROPERTY HIGHLIGHTS

- Built in 1975
- IBP: Industrial Business Park zoning
- Rapid growth area
- Expanding infrastructure

## OFFERING SUMMARY

SALE PRICE:	\$779,900
LOT SIZE:	2.57 Acres
BUILDING SIZE:	1,873 SF

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## PROPERTY DESCRIPTION

SVN Northern Commercial is pleased to present this rare opportunity to acquire a prime office development site in the rapidly growing McCordsville corridor. This ±2.57-acre property is strategically located along W 600 N, offering strong visibility, accessibility, and flexibility for professional office development. The surrounding growth, expanding infrastructure, and business-friendly environment support the potential for a modern office building with complementary amenities. In addition, ongoing improvements to regional transportation corridors will enhance both vehicular and pedestrian connectivity, ensuring seamless access to McCordsville, Fishers, and the greater Indianapolis metro area.

## ADDITIONAL PHOTOS



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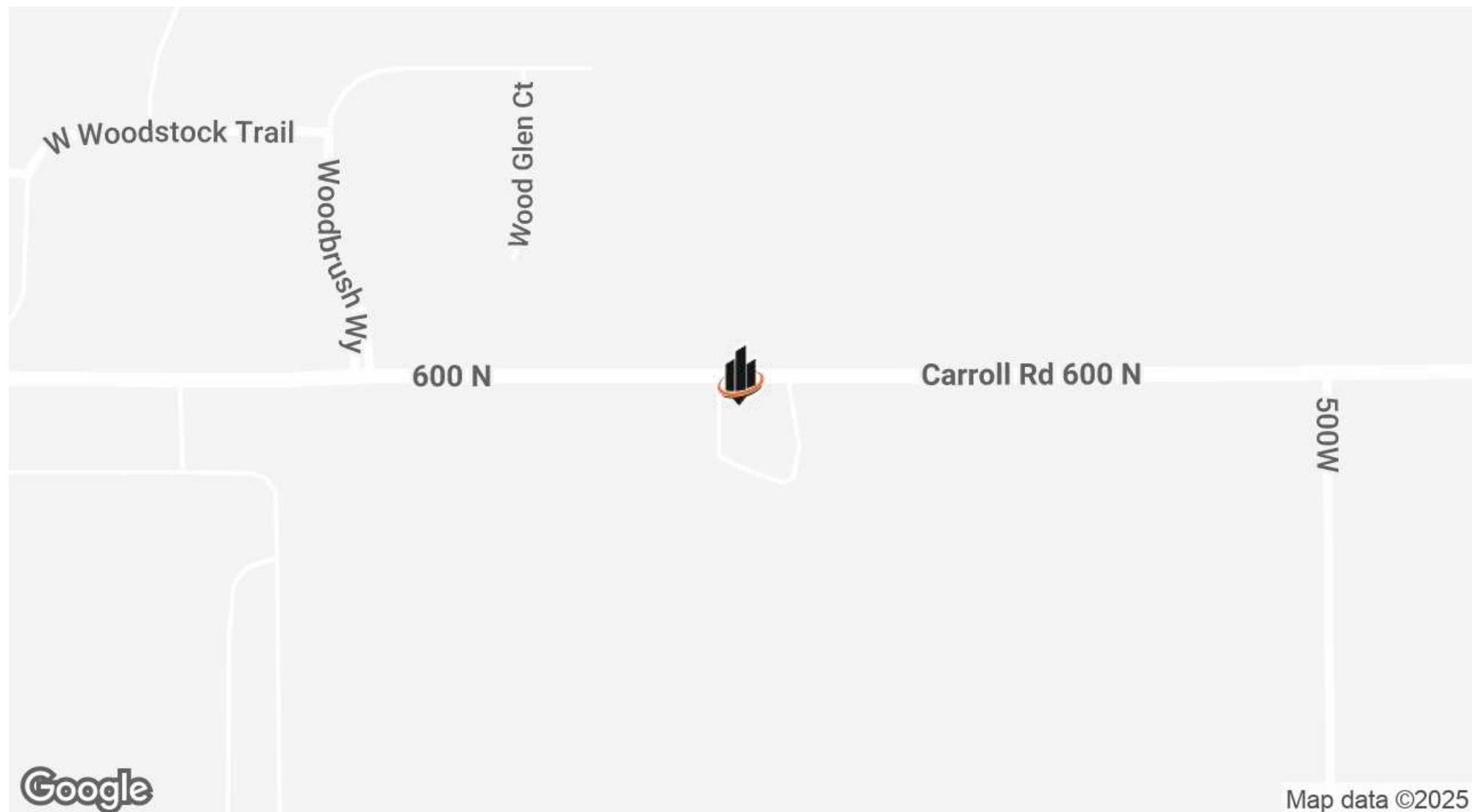
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## LOCATION MAP



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