

SALE/LEASE

FLEX/OFFICE



## HEARTLAND CROSSING BUSINESS CENTER



9301 S. INNOVATION DR., DALEVILLE, IN 47334

### PROPERTY HIGHLIGHTS

- 53,705 SF business center for Sale.
- 20,000 SF +/- (divisible) flex/office space for Lease.
- Access just off I-69 in Daleville between Indianapolis and Fort Wayne.
- Heartland Crossing Business Center is well-maintained and visually appealing.
- Well lit open spaces with perimeter offices and conference rooms in the main entry. Larger perimeter spaces available.
- Space is ideal for many users, engineering, architects, data center, temp workforce office and many more.
- Plenty of parking for a large workforce and single point of entry for security.
- Income in place.
- GREAT OPPORTUNITY FOR AN OWNER/USER

**SALE PRICE**    **\$3,800,000**    **\$3,500,000**

**LEASE RATE**    **\$2.00 SF/YR (NNN)**

Available SF:	20,000 SF
Lot Size:	1.5 Acres
Building Size:	53,705 SF

**BRADLEY COMPANY**  
127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
260.423.4311

**BILL DRINKALL**  
Managing Director  
260.755.7880  
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**CASEY MCGANN**  
Broker  
317.352.6650  
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BRADLEYCO.COM



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**GENERAL INFORMATION**

Building SF	53,705
Number of Stories	One (1)
Condition	Good
Building Class	B
Year Built	1994
Property Type	Flex/Office

**EXPENSES**

Utilities	Tenant
Lawn & Snow	Tenant
Real State Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

**SITE INFORMATION**

Site Acreage	1.8 AC
Zoned	C1, Commercial
Parking	Shared, Surface, Asphalt
Parking Spaces	Unlimited
Lighted Intersection	Yes
Signage	Monument

**PROPERTY TAXES**

Parcel Number	18-13-12-401-001.000-026
Assessments Total	\$2,798,700
Land	\$96,500
Improvements	\$2,702,200
Tax Year	2018 Pay 2019
Annual Taxes	\$89,751.00
Taxes Per SF	\$1.67 PSF

**STRUCTURAL INFORMATION**

Exterior	Stucco
Roof	Metal
Roof Age	25 Yrs.
Floor	Cement
Ceiling Height	9 ft. - 12 ft.
Bathrooms	Four (4)
ADA Accessible	Yes

**TRANSPORTATION**

Nearest Highway	I-69 - Less than one mile
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**TRAFFIC COUNTS**

W. Commerce Rd.	17,722
Interstate 69	37,793

**MECHANICAL INFORMATION**

Heating System	Central
A/C System	Roof
Lighting	Energy Efficient Fluorescent
Security System	Yes

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	1,070	7,757	23,874
Total Households	438	3,166	10,017
Average HH Income	\$76,662	\$77,610	\$74,064

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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 20181 sq ft  
TOTAL: 20181 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## LOCATION

Located at I-69 and State roads 32 and 67 gives Daleville great connectivity to Indianapolis (30 minutes) and Fort Wayne (60 minutes). These cities, Newcastle Muncie, Portland, Hartford City, Anderson Hamilton county, Winchester, all within 40 minutes. Within 40 to 45 minutes you also have well over 1 million people. Some benefits to employers are the low cost of the area, incentives offered by the economic development corporation, access to high employment pool, newspaper reaches to 5 counties. Approx. 2000 people working in Daleville currently with only 1750 residents in the town, the only other town that has that distinction is Indy, more people working in downtown than live there, no place else in Indiana has that distinction right now, this shows the labor shed is excellent. Daleville schools are A rated schools with approximately 400 vouchers out to people wanting to get their children into the Daleville school system, currently they are only accepting students that live in Daleville, this provides a great recruiting campaign for families to relocate to Daleville.

A few of the amenities to families are a new 4.5-million-dollar splash pad, amphitheater, walking/biking trails, approximately 25 thousand kids visit the splash pad every summer, canoe country, ride the white river, get picked up on a small bus and jump off in Yorktown, it is a long canoe ride back to Daleville on the river while enjoying the rural scenic tour. Some very recent commitments from companies to locate here just this year are, Inox Market Service Group, a subsidiary of INOX Market North America (IMNA), they will build a 139,000 square foot stainless steel bulk manufacturing facility (hire 110 people) in the Muncie industrial park about 3.5 miles from Daleville on 67. BHI Balance Holdings Inc. manufactures aquaponics greenhouse kits, they are headquartered in Muncie and have bought 33 acres of land in Daleville on the northeast corner of I-69 and SR 67 to build a 100,000 square foot facility (hire 120 people). BHI will bring with it two other subsidiary companies to locate on the same land. Both these projects are very well capitalized projects.

### BILL DRINKALL

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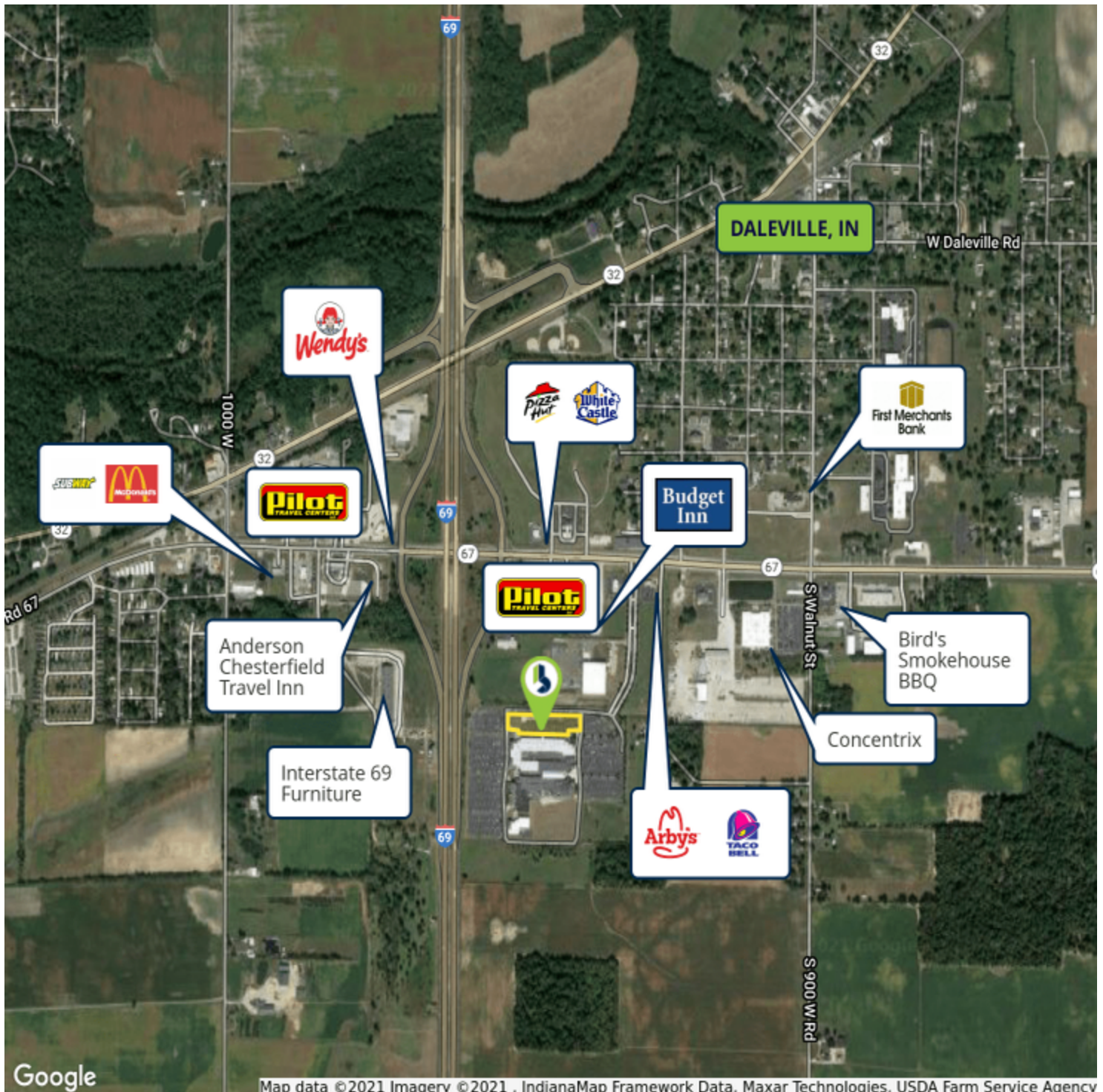
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Google

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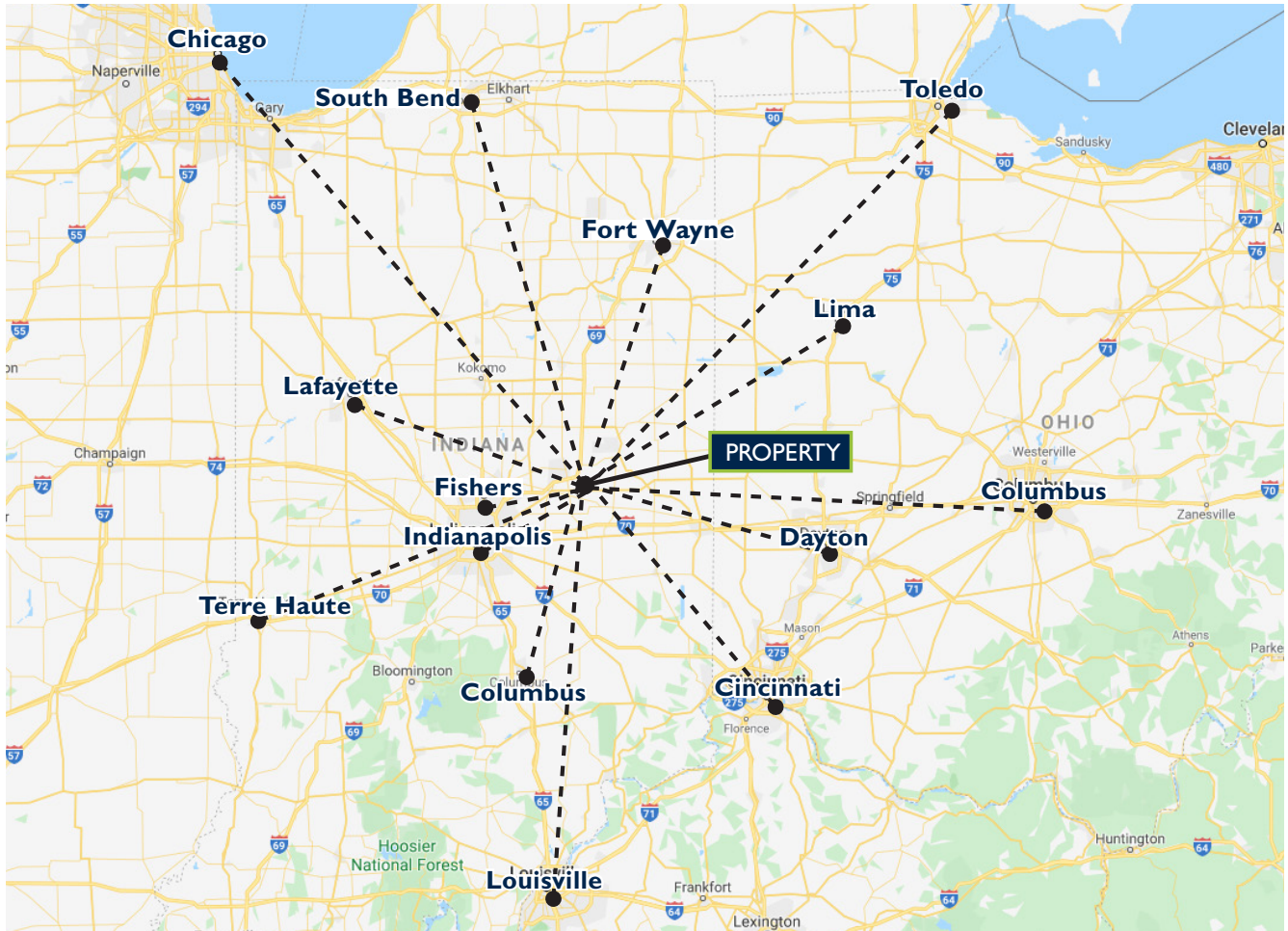




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## DISTANCE FROM DALEVILLE, IN TO:

INDIANA				OHIO			
	MILES	HRS.	MIN.		MILES	HRS.	MIN.
FISHERS	30.2 MILES		29 MIN.	DAYTON	94.7 MILES	1 HR.	43 MIN.
INDIANAPOLIS	49.9 MILES		51 MIN.	LIMA	110 MILES	2 HRS.	9 MIN.
FORT WAYNE	78 MILES	1 HR.	16 MIN.	CINCINNATI	133 MILES	2 HRS.	22 MIN.
LAFAYETTE	97.1 MILES	1 HR.	33 MIN.	COLUMBUS	153 MILES	2 HRS.	36 MIN.
TERRE HAUTE	127 MILES	2 HRS.	1 MIN.	TOLEDO	179 MILES	2 HRS.	45 MIN.
SOUTH BEND	144 MILES	2 HRS.	27 MIN.				
ILLINOIS				KENTUCKY			
CHICAGO	216 MILES	3 HRS.	21 MIN.	LOUISVILLE	159 MILES	2 HRS.	26 MIN.

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