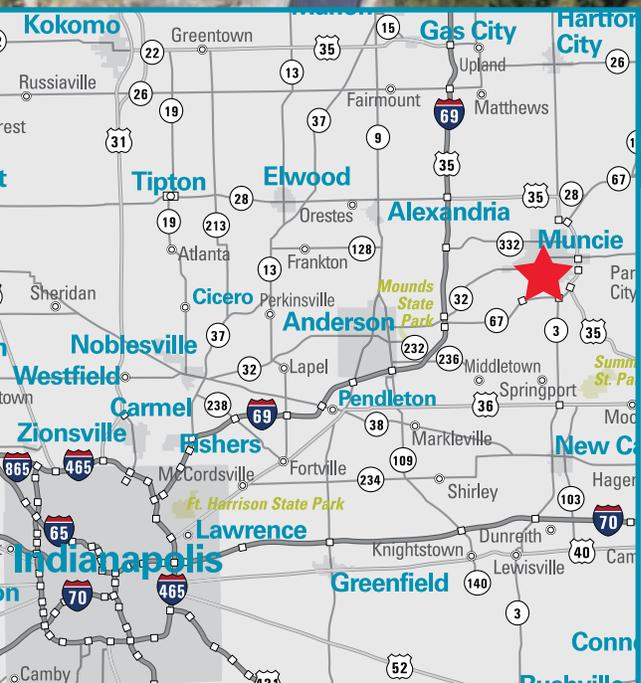
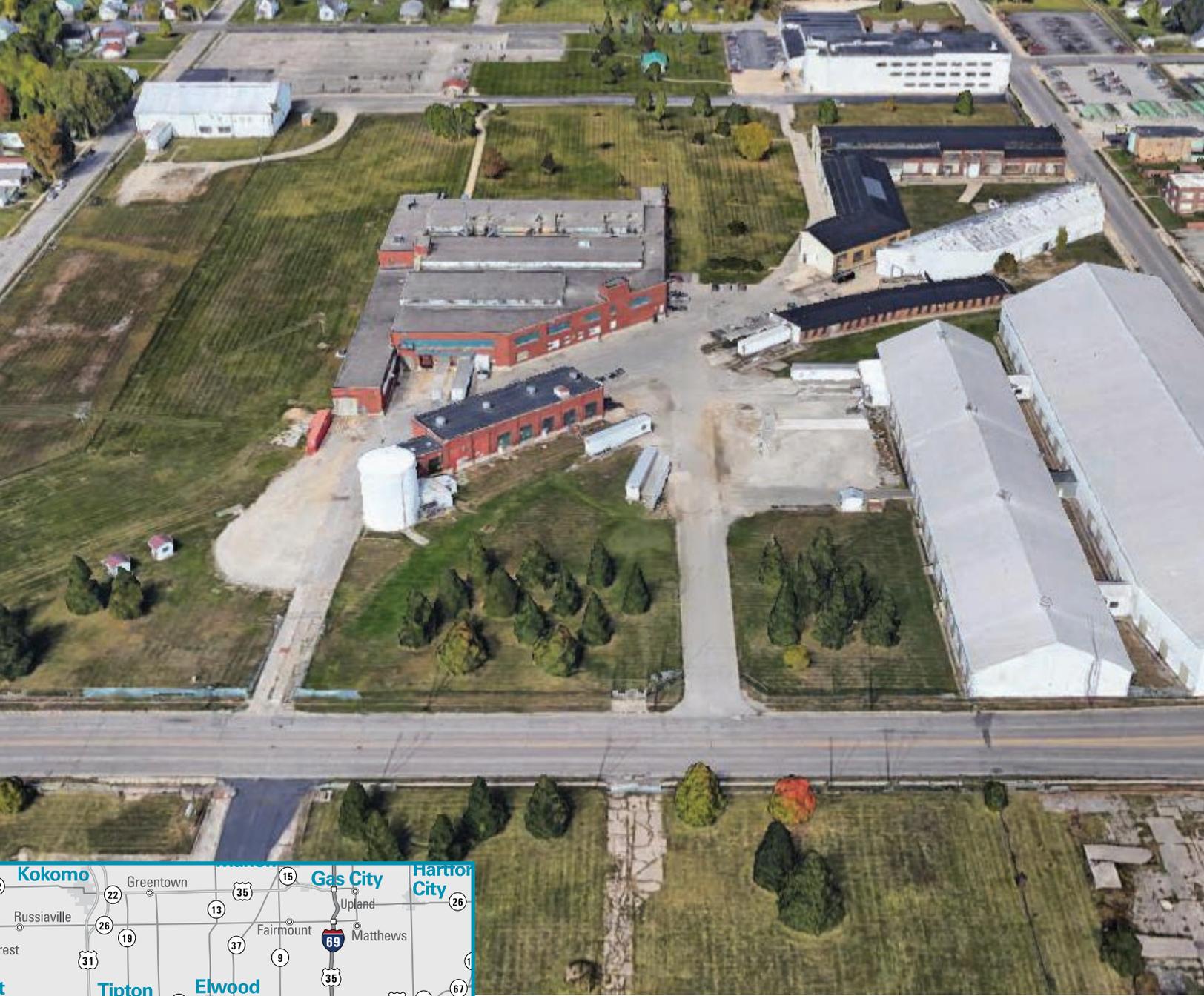


FOR SALE

1501 E. 9th Street
Muncie, Indiana 47302



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66 Building 66



- Laboratory and office facility
- ± 2,000 SF

34 Building 34



- Small manufacturing facility
- ± 14,500 SF
- Dry sprinkler system
- 1 external dock/2 drive-ins

38 Building 38

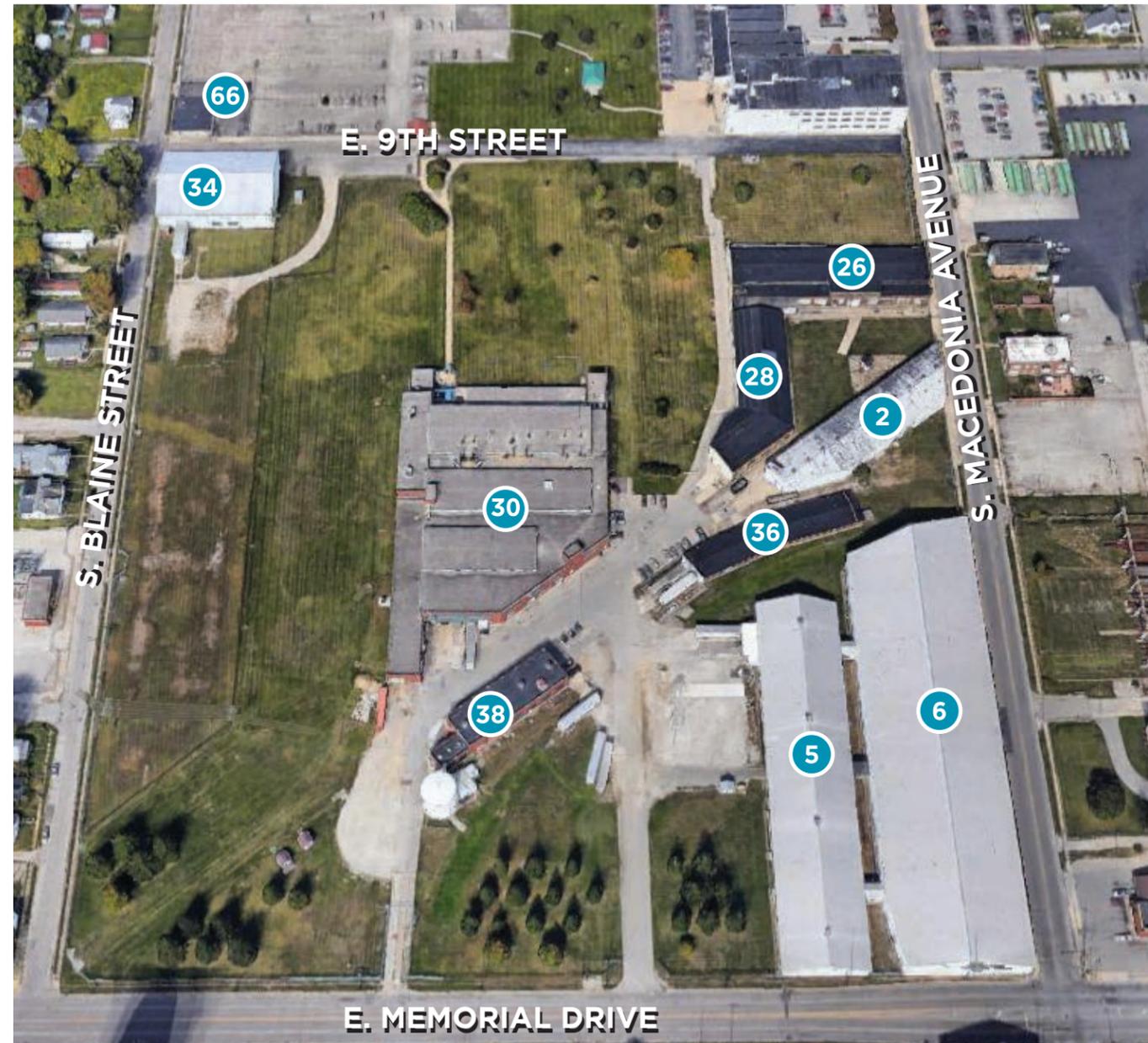


- Machine shop facility
- ± 5,700 SF
- One (1) drive-in door

26 28 Buildings 2, 26, 28



- Storage facilities
- ± 46,678 SF between 3 structures



36 Building 36



- Small storage facility
- ± 7,400 SF
- Two (2) drive-in doors

General Property Specifications

- 23.7 total acres
- Over 243,000 total square feet under roof
- 300,000 gallon water tank onsite for fire system usage
- Large power capacity available onsite
- Available acreage for new construction

30 Building 30



- Large manufacturing facility
- ± 66,600 SF
- ± 7,000 SF office build-out
- 23-foot ceilings



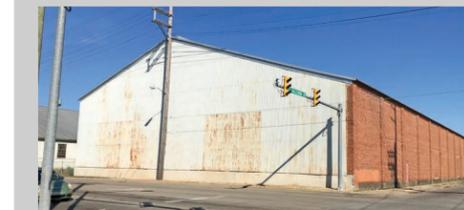
- Three (3) external docks
- Wet sprinkler system
- Significant power

5 Building 5



- Warehouse facility
- ± 33,300 SF
- Dry sprinkler system
- Three (3) dock doors
- One (1) drive-in door
- 16-foot ceilings (pitched)

6 Building 6



- Warehouse facility
- ± 67,500 SF
- Dry sprinkler system
- Pass through access via Building 5 for dock/drive-in access
- 20-foot ceilings (pitched)

The Central Indiana Advantage

The Central Indiana Region

LOCATION, LOCATION, LOCATION

- Known as the **Crossroads of America**, more interstate highways converge in Indianapolis than any other city in the United States including I-65, I-69, I-70 and I-74.
- Indianapolis is the **most centrally located city in the United States**; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region.
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation—truck, rail, air and water. Indianapolis is home to the second largest FedEx hub in the world.
- Muncie/Delaware County offers a workforce that is experienced in life science, advanced manufacturing, 21st century logistics and information technology.
- Muncie/Delaware County provides the advantages of a large metropolitan area with the conveniences and quality of life of a smaller, more comfortable community
- Muncie is the only city in Indiana to be recognized as the Indiana "Community of the Year" twice by the Indiana State Chamber of Commerce.



- Muncie/Delaware County businesses include Fortune 500 companies Navient, Concentrix, Progress Rail Services, SuperValu and Ardagh Group
- Indiana is the **Best State for Business** in the Midwest and #5 in the nation. (*Chief Executive Magazine*, 2018)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (*S&P, Fitch and Moody's*)

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