

SALE



INDUSTRIAL | OFFICE

450 I N SUPERIOR DR.



450 I NORTH SUPERIOR DRIVE, MUNCIE, IN 47303

PROPERTY OVERVIEW

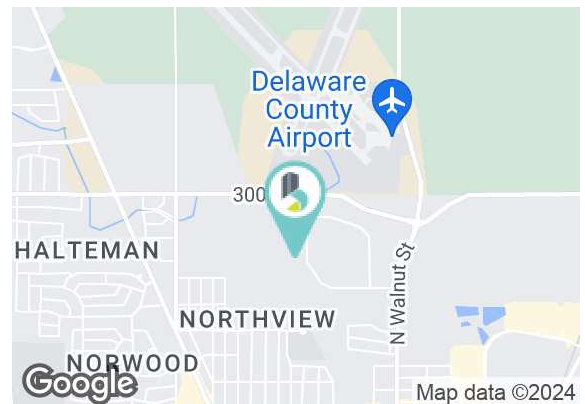
Well maintained fully furnished former call center in pristine condition with excellent industrial/warehouse conversion potential. There are numerous private offices, multiple training and conference rooms, fitness center with locker rooms, and a full cafeteria/kitchen with an attached outdoor patio/pergola area.

PROPERTY HIGHLIGHTS

- Carlisle Golden Seal Total Roofing System
- Landscaped exterior with an Ultraclean 688 space parking field (9:19:1K SF)
- Move in ready condition with adaptable use potential
- Public transit bus stop shelter on-site (MITS Route 6: North Walnut)
- 1.3 miles from Delaware County Regional Airport
- Located on the 62 mile Cardinal Greenways Trail (Indiana's longest)
- HVAC units: 1 x 50 ton & 1 x 15 ton
- 1x drive-in door (potential to add docks)
- Expandable w/ 6.83 AC Adj. Lot Owned By Muncie-Delaware Co. EDC (will support any business locating/expanding to the area)

SALE PRICE	\$4,500,000
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Lot Size:	11.436 Acres
Building Size:	74,880 SF



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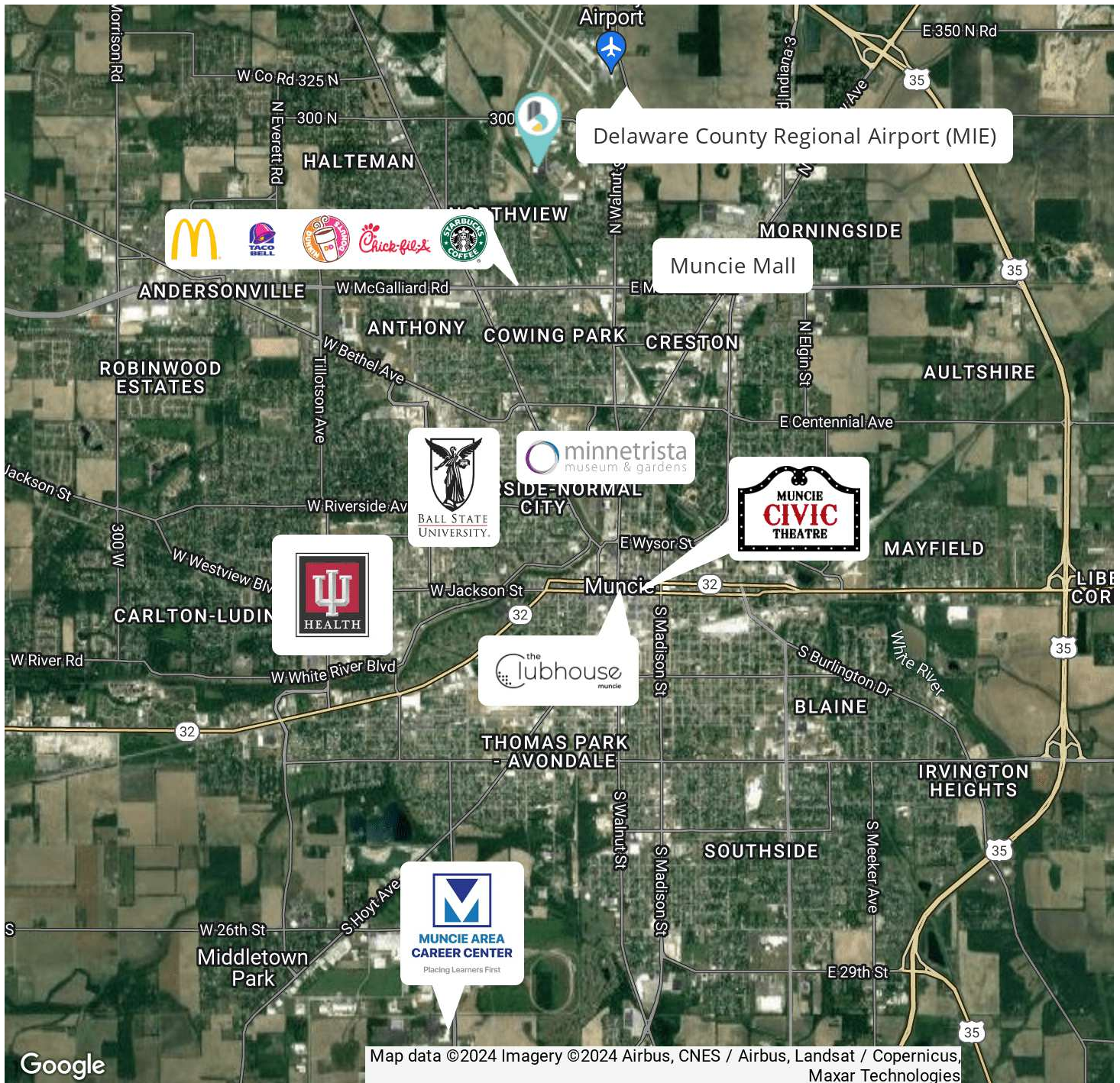
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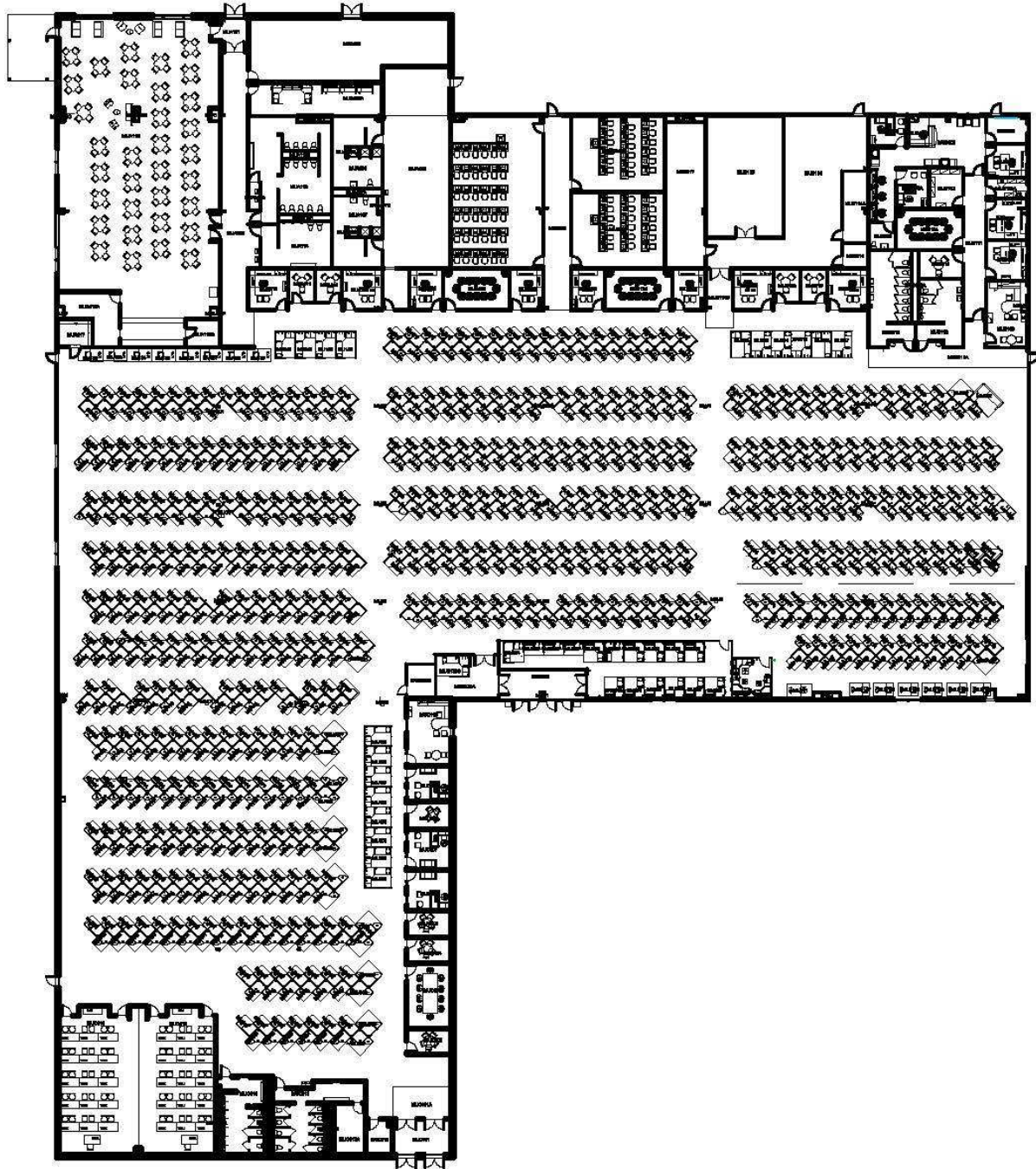
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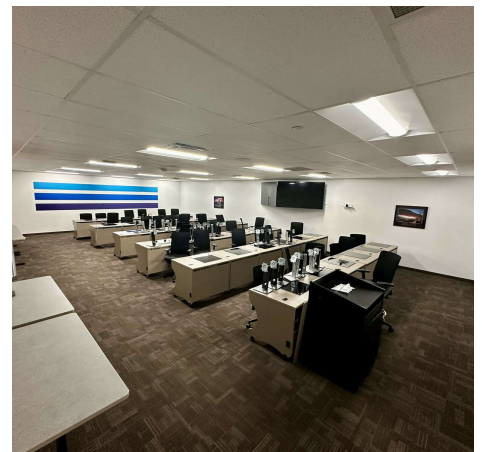
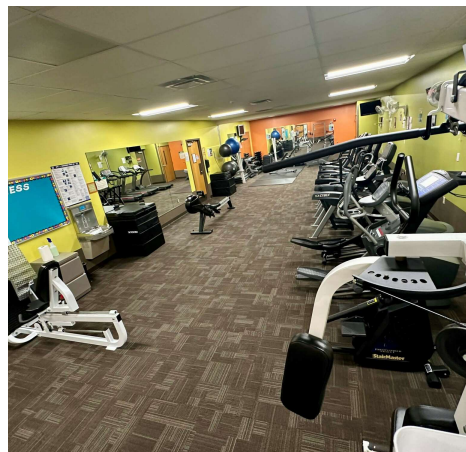
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