

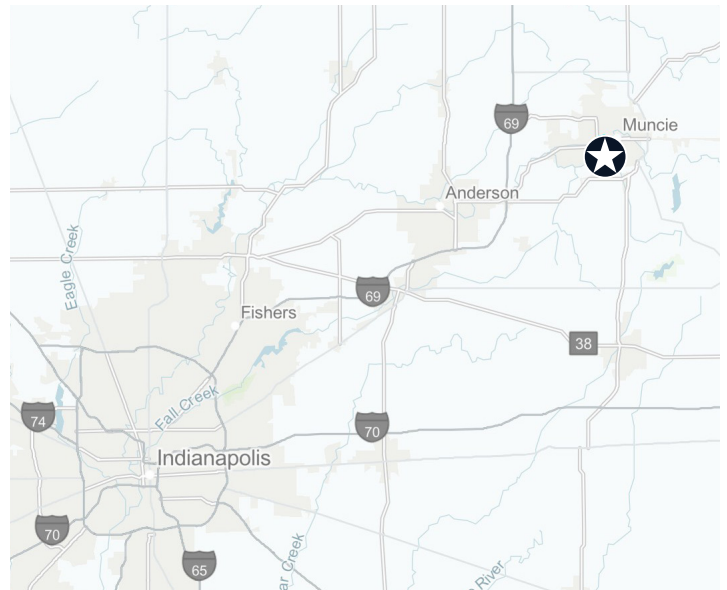
For sale

State of the Art Manufacturing Building
4401 S Cowan Road, Muncie, IN 47302



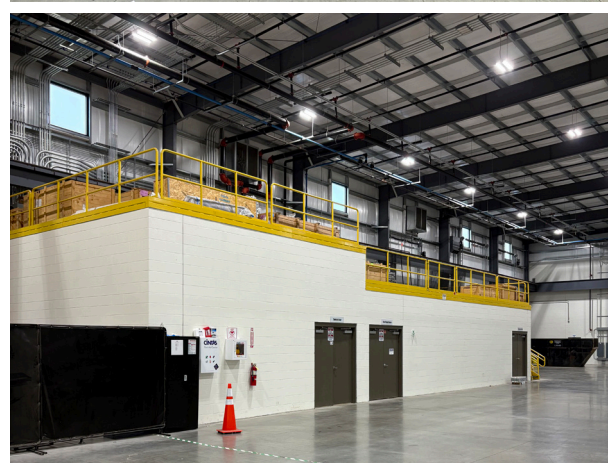
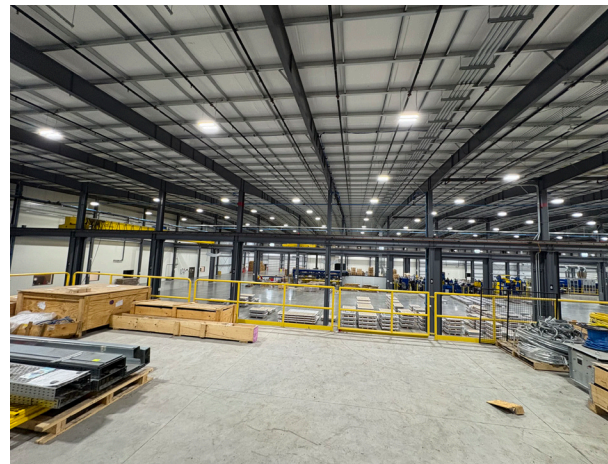
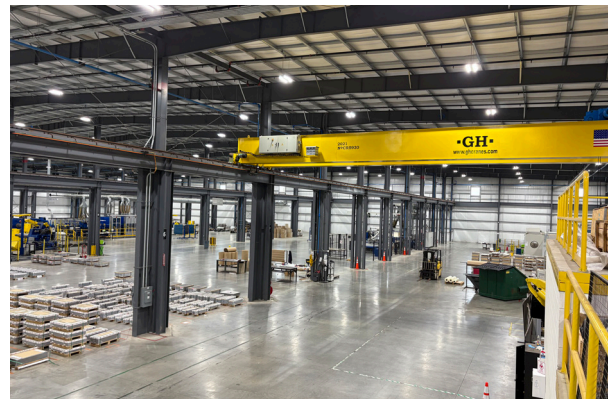
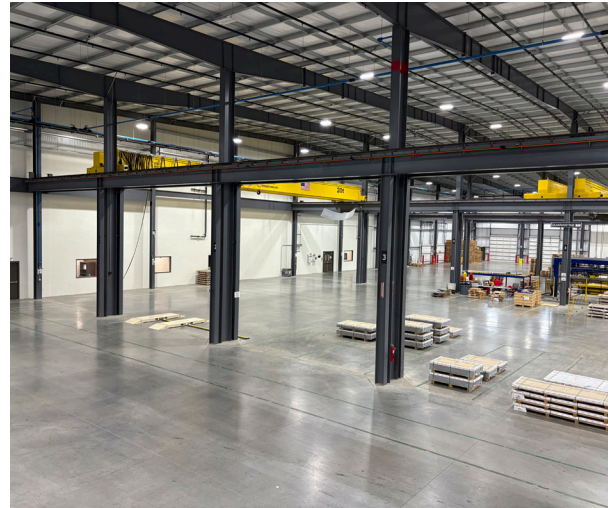
Location

Located in Muncie, Indiana, this industrial property offers strategic accessibility in East Central Indiana. Positioned with convenient access to State Road 67 and Interstate 69, this site provides efficient distribution routes to major Midwest markets. The property sits in Delaware County's established industrial corridor, approximately 45 minutes northeast of Indianapolis market and within proximity to Ball State University, combining logistical advantages with access to a skilled regional workforce.



Property summary

Total building	142,395 SF (expandable to 264,395 SF)
Office	24,380 SF (Includes ±12,190 SF of second floor/mezz space)
Site size	±18 acres
Zoning	IP - Industrial Park Zone
Clear height	33' - 39'
Slab	9" reinforced
Power	3,000 amp 277/480v
Dock doors	4
Drive-in doors	8
Column spacing	25' x 75'
Auto parking	67
Cranes	(Two) 20-ton - 22' clear under hook (Two) 32-ton - 22' clear under hook
Year built	2021

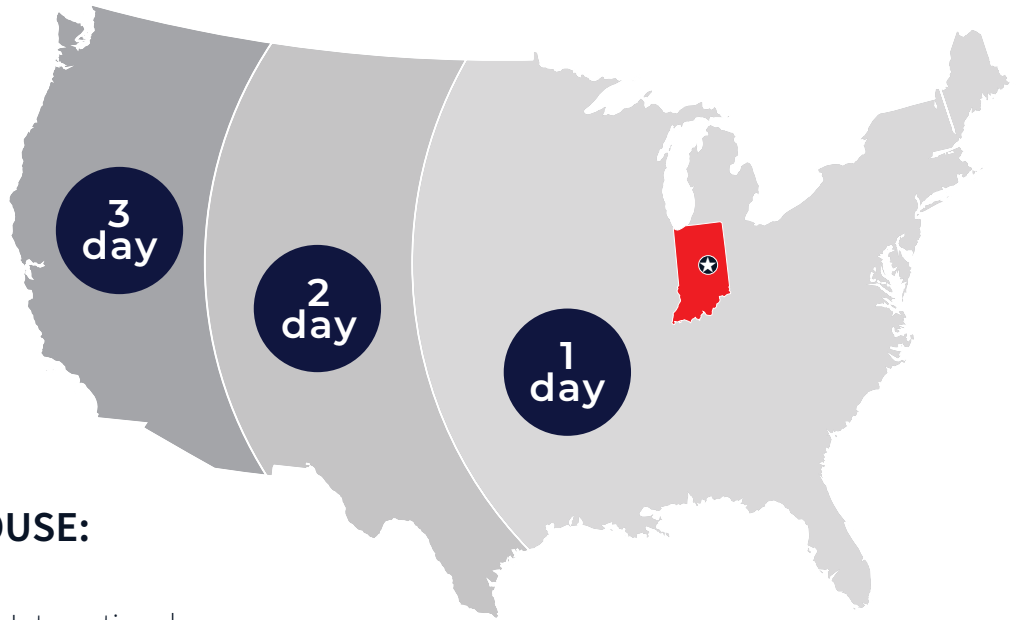


Property aerals



4401 S Cowan Road, Muncie, IN
142,395 SF

Why
Muncie
Indiana



LOGISTICS POWERHOUSE:



Indianapolis International Airport, home to the FedEx Hub, and two regional airports



Within one day's drive to more than half of the populations of U.S. and Canada



1.5B tons of freight travel through Indiana yearly, making it the 5th busiest state for commercial freight traffic (INDOT)



It's well-connected with access to major highways like I-69 and I-70



8 interstate systems connect Indiana to the country



Home to more pass-through highways than any other state

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