



# For sale

1401 E. Memorial Drive, Muncie, Indiana 47302  
224,000 RSF Available

# Property Overview

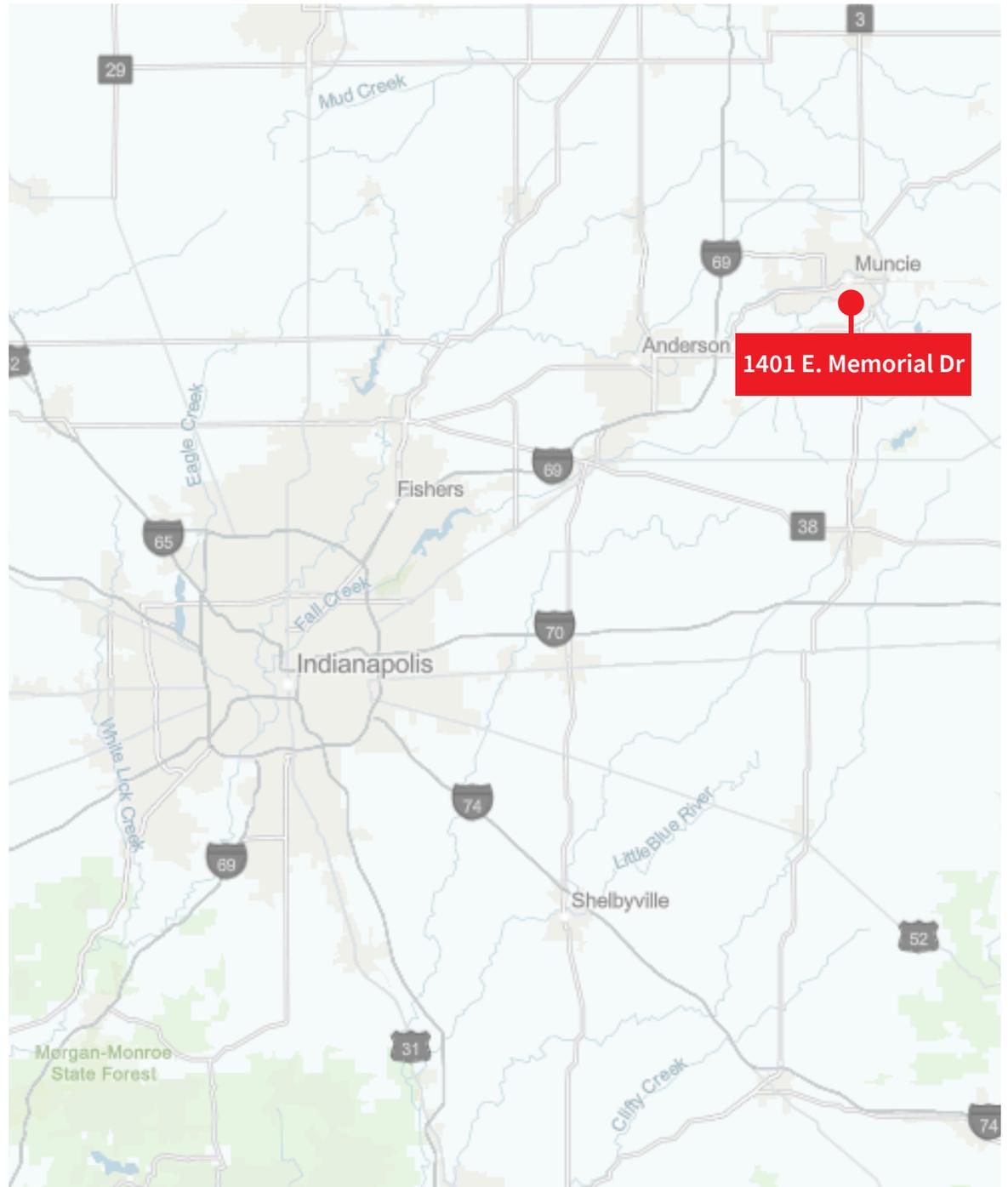
Located in Muncie, Indiana, this 224,000 SF industrial facility offers strategic access to State Road 67 and Interstate 69, enabling efficient Midwest distribution. Situated within Delaware County's established industrial corridor, the property is approximately 45 minutes northeast of Indianapolis, delivering scale and connectivity rarely found in today's market.

## Property specifications

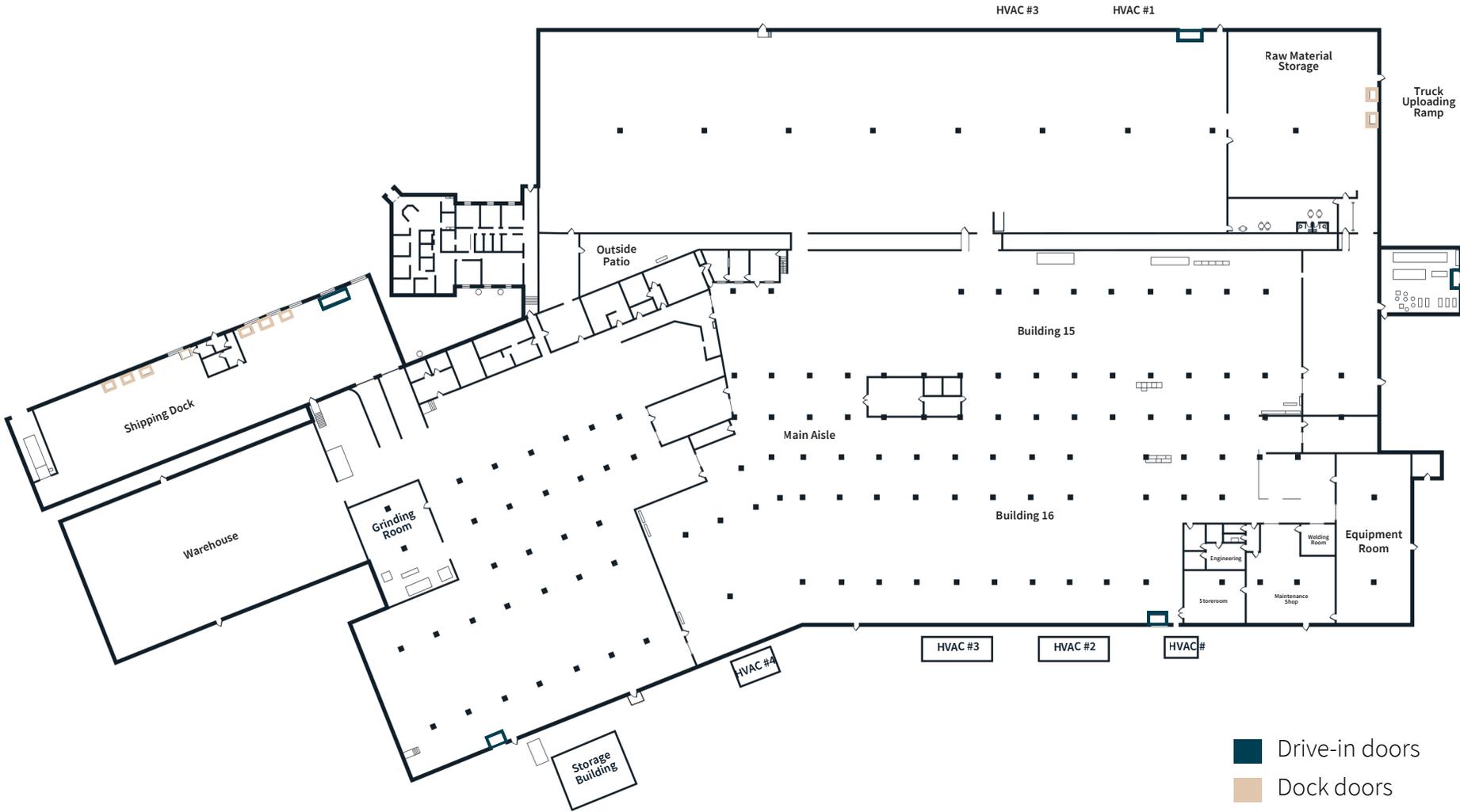
- 224,000 SF total available
- 5,000 SF office
- 18'-27' clear height
- 12' 6" clear height at docks
- 5 drive-in doors
- 9 dock doors
- Sits on 16.53 acres
- LED lighting
- 12k volts of power

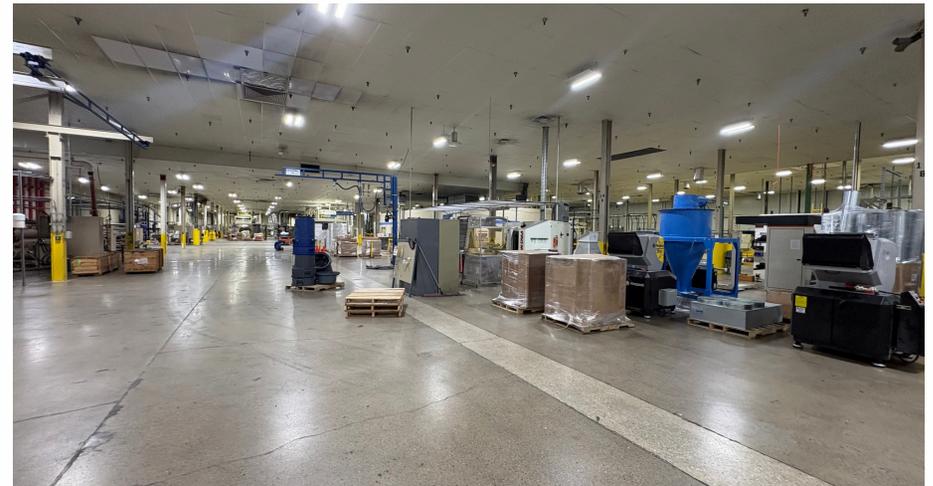
## Advantages and amenities

- IP - Industrial Park Zone
- Rail served



# Floorplan





**Brian Seitz, SIOR**  
Executive Managing Director  
brian.seitz@jll.com  
317 810 7184

**Brian Buschuk**  
Executive Managing Director  
brian.buschuk@jll.com  
317 810 7180

**Griffin Seitz**  
Associate  
griffin.seitz@jll.com  
317 810 7175