



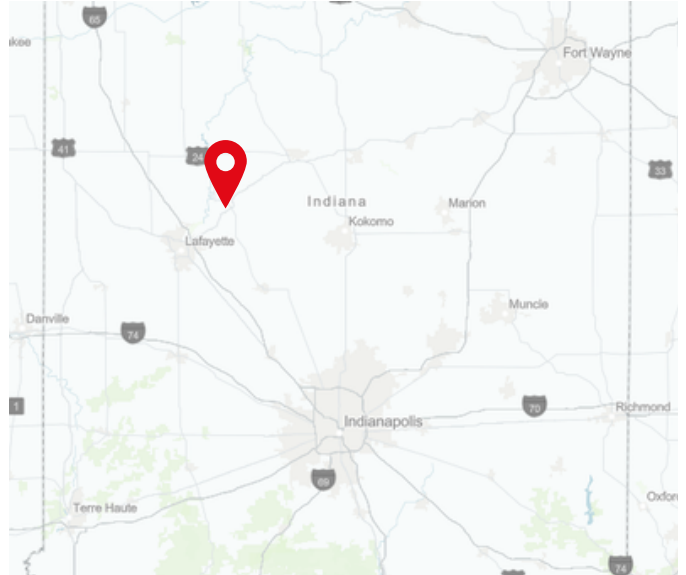
 **JLL** SEE A BRIGHTER WAY

For sale

239 N Heartland Drive, Delphi, IN
49,496 SF shell building available
±34.94 acres available

239 N Heartland Dr. Delphi, IN

Positioned at the crossroads of major Midwest markets, this exceptional industrial development offers immediate access to the Hoosier Heartland Highway (US 421/SR 39/SR 18) and sits just 15 minutes from I-65. With I-2 Heavy Industrial zoning, the property features three shovel-ready development parcels plus a 49,496 SF shell building on 10 acres available for purchase.



Build-to-suit your exact specifications

Complete flexibility to customize sprinkler systems, HVAC, flooring depth, and interior finishes around your operational requirements.

Building specifications

- 49,496 SF shell building available, expandable up to 100,000 SF
- 32' clear height
- 50' x 50' center columns
- 4 dock doors (8' x 9')
- 4 dock pits with ability to add dock levelers
- 1 grade level drive-in door (14' x 14')
- 3.5 MW of power
- 16 parking spaces, 2 handicap spaces
- Clear story windows on all walls, LED lighting

Location advantages

- Directly off Hoosier Heartland Highway
- One-day access to half of all U.S. markets and 80% of the nation's population

15 min

to Interstate 65

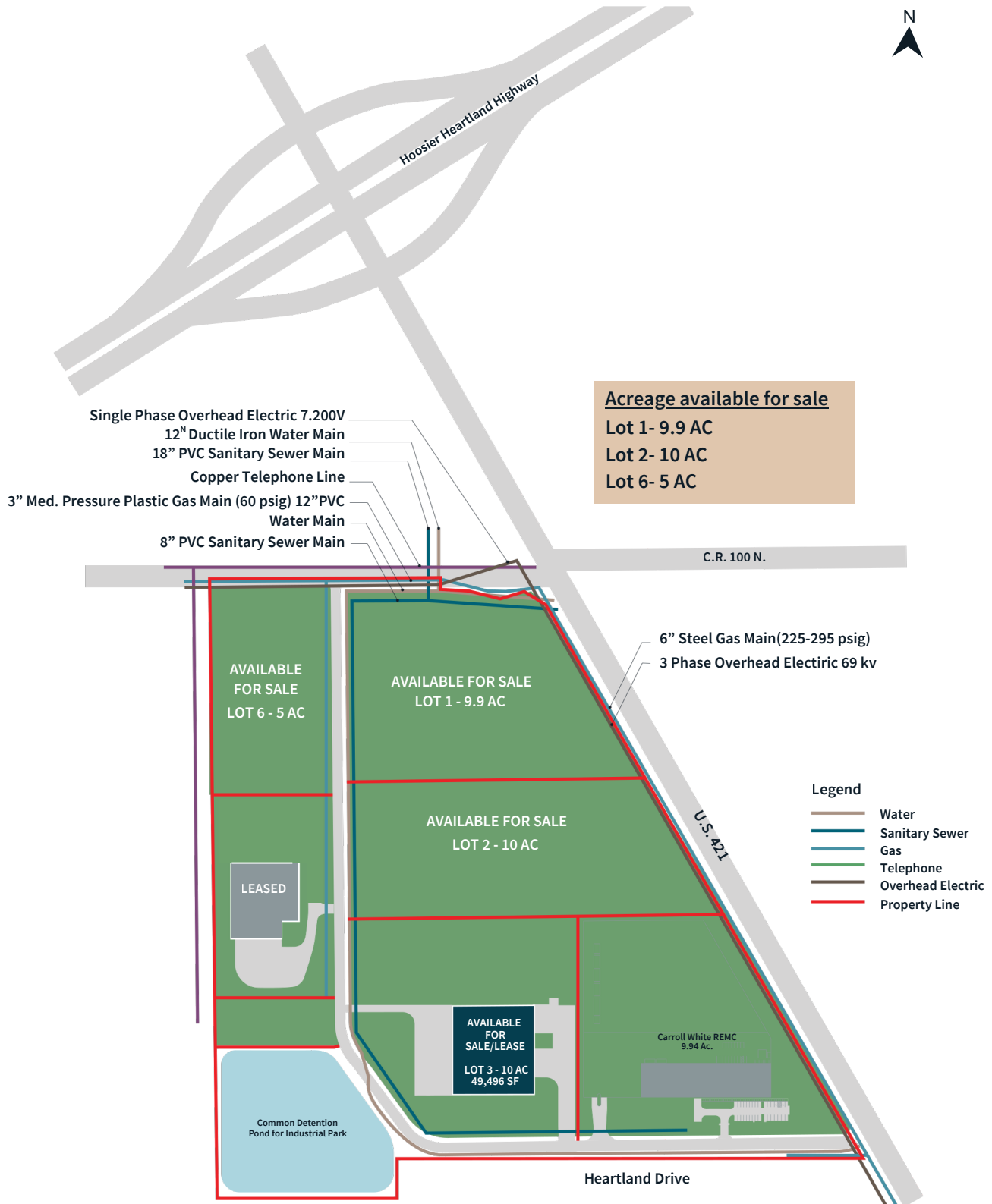
78 mi

to Indianapolis

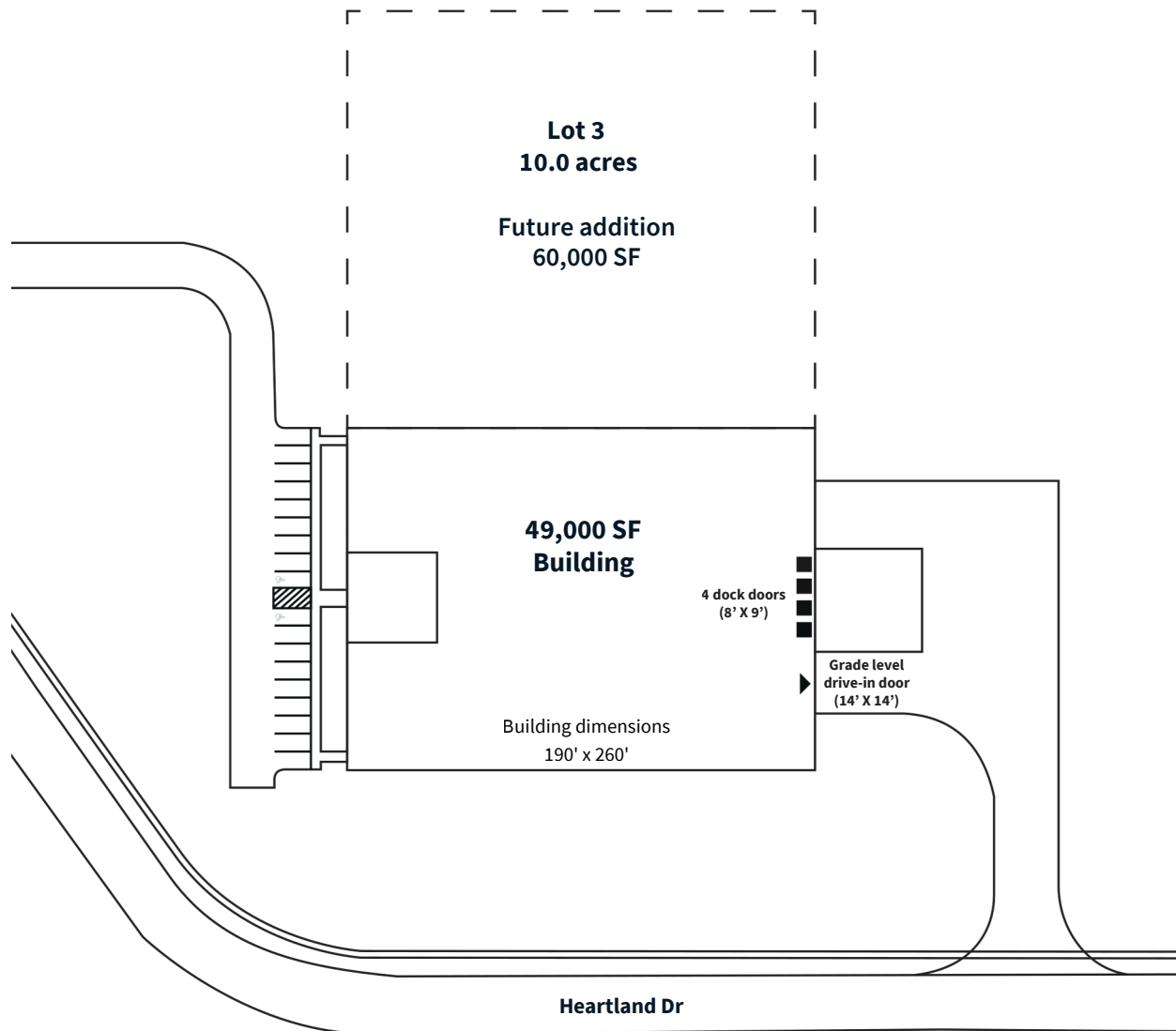
124 mi

to Chicago

Site plan



Building floor plan



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