



Details:

Available for \$1,500,000

10.66 Acres

- Zoned Commercial
- Located at the interchange of I-70 and IN-39 (exit 59).
- Annual Property Taxes of \$5,386
- Parcel #: 32-14-36-100-010.000-013
- Adjacent to the proposed Hendricks County Gateway Park, home to 3.3 Million SF of distribution facility space. When finished it will be one of the ten largest distribution facility parks in the Indianapolis Metro Area.
- Just 16.6 miles from I-465 and I-70 interchange.



Keith Dedrick SIOR, CCIM

Cell: 317-502-3622

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Corporate Commercial Group

11495 N Pennsylvania St., Suite 225 Carmel, IN 46032

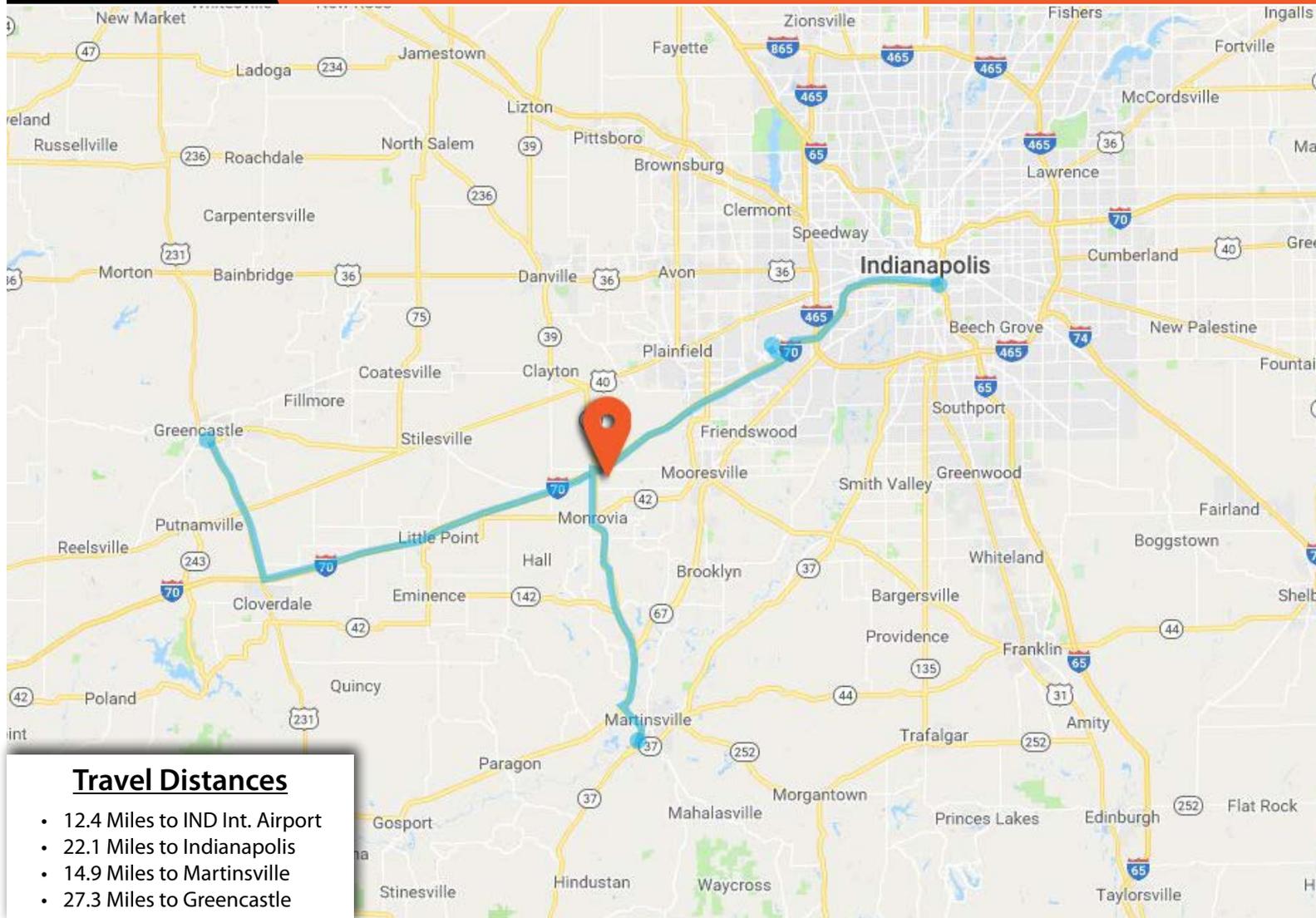
Office: 317-818-1941

Fax: 317-818-1943



I-70 Exit 59 Fronted Lot

10345 S State Rd 39 Clayton, IN 46118



Travel Distances

- 12.4 Miles to IND Int. Airport
- 22.1 Miles to Indianapolis
- 14.9 Miles to Martinsville
- 27.3 Miles to Greencastle

Measure	1 Mile Radius	5 Mile Radius	10 Mile Radius
Population 2017	74	10,869	86,513
Households 2017	29	3,998	34,044
Ave. Household Size 2017	2.52	2.72	2.68
Median Household Income 2017	\$75,000	\$64,923	\$63,040
Ave. Household Income 2017	\$89,510	\$85,194	\$80,505
Median Home Value 2017	\$195,833	\$181,528	\$168,562



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