

HEARTLAND CROSSING BUSINESS CENTER

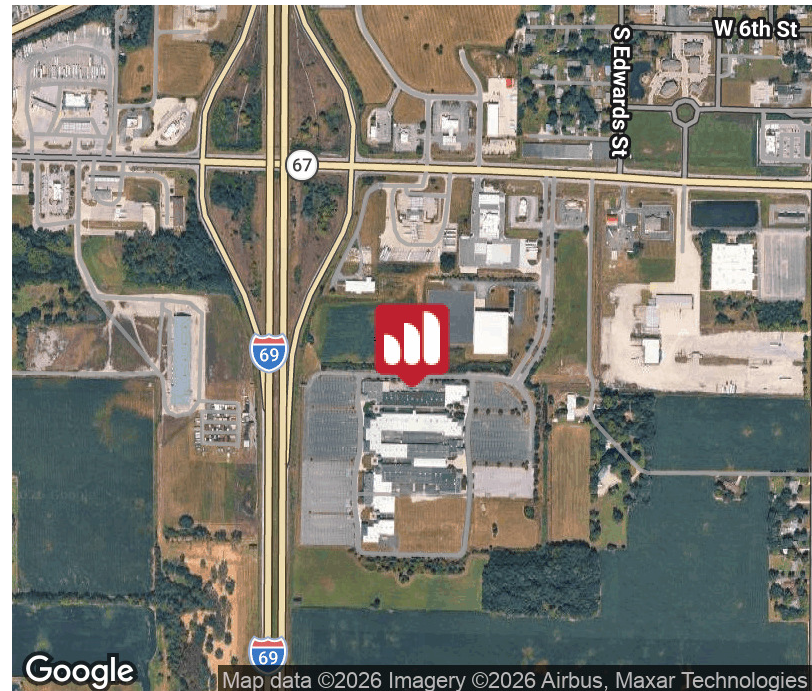
9301 S Innovation Dr, Daleville, IN 47334

FOR SALE



PROPERTY HIGHLIGHTS

- Investment opportunity or owner-user with value add income stream
- +/- 53,656 SF Office/Flex space
- +/- 8,220 SF Available/Vacant
- Prime location off I-69, and State Roads 32 and 67
- Great visibility on I-69
- Stable long term tenants
- 85% occupied



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PROPERTY DESCRIPTION

Positioned at the intersection of I 69 and State Roads 32 and 67, Daleville offers exceptional regional connectivity—approximately 30 minutes to Indianapolis and 60 minutes to Fort Wayne. Additional cities including New Castle, Muncie, Portland, Hartford City, Anderson, Hamilton County communities, and Winchester are all within a 40 minute drive. This radius provides access to a population of well over one million people.

Daleville offers several advantages for employers:

- Low operating costs and business friendly incentives through the local Economic Development Corporation
- Strong labor shed, with approximately 2,000 people working in Daleville compared to only 1,750 residents—an employment ratio matched only by downtown Indianapolis
- Regional media reach across five counties, supporting recruitment and visibility
- A rated Daleville Schools, with high demand demonstrated by roughly 400 voucher requests from families seeking to enroll. The district currently accepts only in town students, creating a compelling relocation narrative for families.

These factors collectively make Daleville an attractive location for companies seeking workforce access, affordability, and long term growth potential.

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