



## Prime Build-to-Suit Opportunity | 1–10 AC on US Hwy 231

Bring your business vision to life in a high-visibility, rapidly growing commercial corridor! We are offering a premier, flexible **Build-to-Suit** lease agreement at **2520 S US Highway 231, Crawfordsville, IN**. Whether you need a customized retail storefront, a modern medical/professional office, a quick-service restaurant with a drive-thru, or a specialized commercial facility, this site is ready to be tailored to your exact operational requirements.



### Property Highlights

- **Flexible Lot Sizes:** Available from **1.00 to 10.00 Acres** (Outparcel options available).
- **Unmatched Exposure:** Direct frontage on **US Highway 231**, ensuring heavy daily traffic counts and excellent brand visibility.
- **Zoning:** Commercial-ready, accommodating a wide variety of retail, business, or professional service concepts.
- **Custom Construction:** Work directly with the developer to design and construct a high-quality building optimized specifically for your workflow and branding.
- **Long-Term Stability:** Favorable, negotiable long-term lease structures (up to 20+ years) to secure your business's future.



### Why Choose Build-to-Suit?

Why adapt your business to an existing, outdated building when you can design one from the ground up? Save on immediate capital expenditures and move into a turnkey, brand-new facility engineered for your success.



### Contact Us Today to Discuss Your Layout & Needs

Let's discuss your square footage requirements, site layout, and timeline.

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