

# Well-positioned warehouse serving East-Central Indiana



For Sublease

**6625 N Old State Rd 3**

Muncie, IN

**AVISON  
YOUNG**

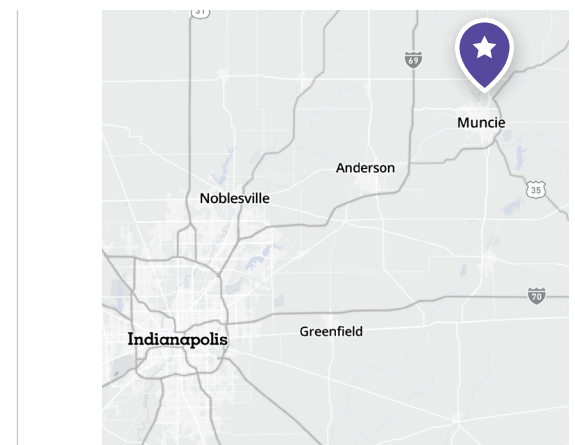
## Property overview

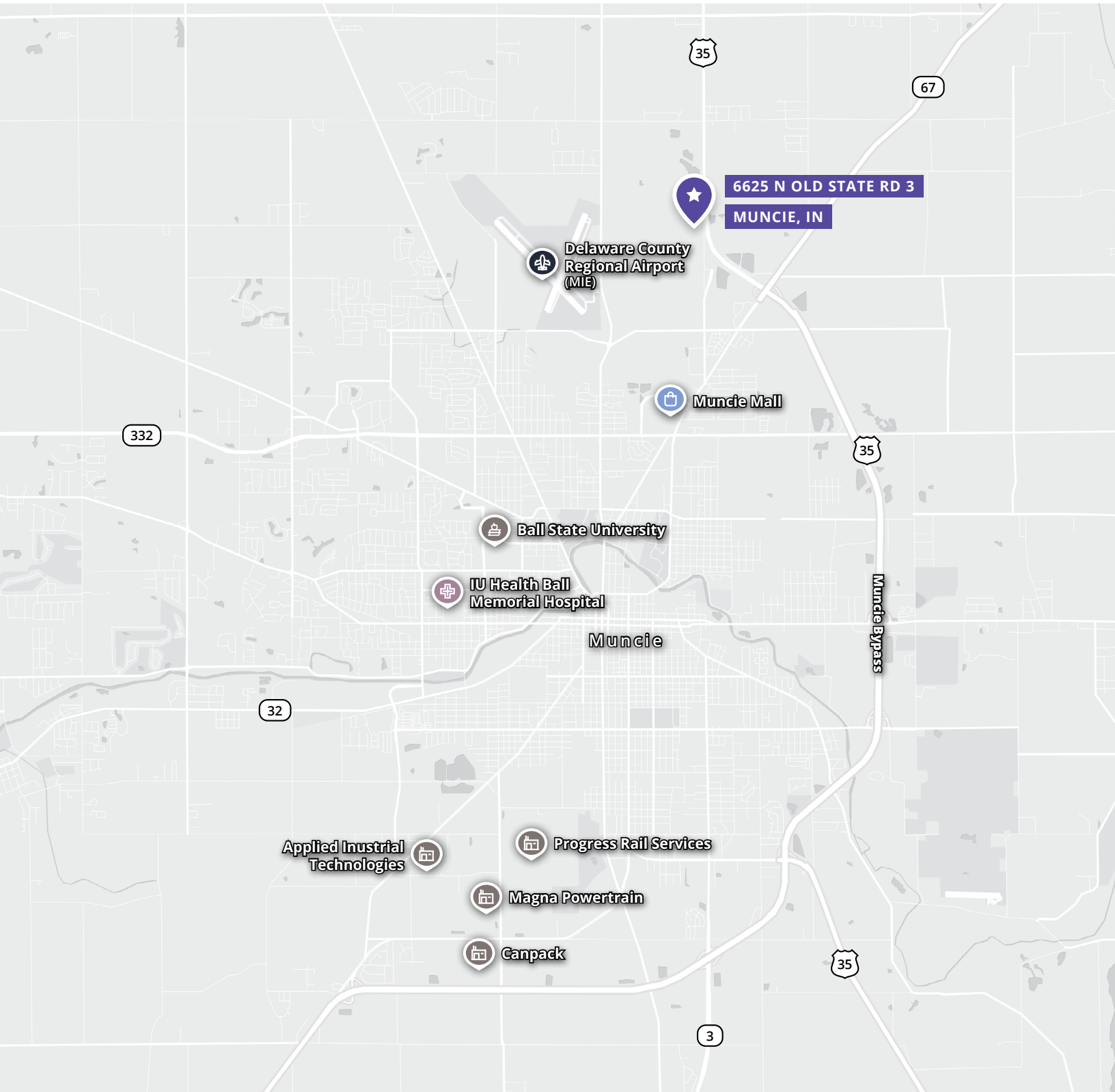
6625 N Old State Rd 3, Muncie, IN



## Short-term sublease opportunity thru Dec-2026 with opportunity to extend

- 52,000 sf industrial building with 1,500± sf of office
- 4 (8' x 10') dock doors
- 1 (18' x 13') + 1 (11' x 12') drive-in doors
- 58' x 23' column spacing
- 14' clear height
- Wet sprinkler system
- 480V, 3-phase power
- 90' truck court with 9 car parking spaces and 11 trailer parking spaces





Inside  
**INDIANA**

2026

Compiled by the Indiana Economic  
Development Corporation

**Best State  
Tax Climate Index**

The Tax Foundation, 2024

- Michigan **11<sup>th</sup>**
- Kentucky **18<sup>th</sup>**
- Ohio **36<sup>th</sup>**
- Illinois **37<sup>th</sup>**



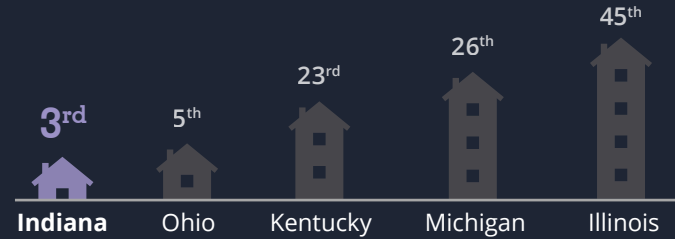
**Best State  
to Start a  
Business**

Forbes, 2024

- 6<sup>th</sup> Ohio
- 24<sup>th</sup> Kentucky
- 28<sup>th</sup> Illinois
- 40<sup>th</sup> Michigan

**Workers Comp  
Premium Rate**

State of Oregon, 2022



**Property Tax Index Rank**

The Tax Foundation, 2024

**AAA**

AAA

AA

A+

A-

Indiana Ohio Michigan Kentucky Illinois

**Bond Rating**

Standard & Poor's Global, 2024

**Cost of  
Doing Business**

CNBC America's Top States  
for Business, 2023



**State  
Infrastructure**

CNBC State Infrastructure Ranking, 2023



**For more information,  
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