



11055 E US Highway 50 | Seymour, IN

PROPERTY HIGHLIGHTS:

- ±84.83 acres, divisible to accommodate a variety of site layouts
- Build-to-suit opportunities ranging from 69,120 SF - 1,037,880 SF
- Flexible site configurations designed to support a wide range of manufacturing and logistics uses
- Strategically positioned between Indianapolis and Louisville with immediate access to I-65
- Access to a strong regional labor pool with economic incentives available



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Strategically Positioned for **REGIONAL CONNECTIVITY**

Located just off US-50 with immediate access to I-65, the Seymour Commerce Park provides direct connectivity to the Indianapolis, Louisville, and Cincinnati markets. Positioned within a proven industrial corridor in Seymour, the property is well suited for industrial and logistics users focused on efficient regional distribution and long-term scalability.





NEARBY AMENITIES

1. Fairfield by Marriot Inn & Suites
2. Holiday Inn Express & Suites
3. Hampton Inn
4. Knights Inn
5. Quality Inn
6. Economy Inn & Suites
7. All State
8. Motel 6
9. Econo Lodge
10. Travelodge by Wyndham



11. Walmart
12. Home Depot
13. Aldi
14. Tractor Supply
15. Circle K



16. Rally's
17. Steak'n Shake
18. Applebee's Grill + Bar
19. El Nopal Mexican Cuisine
20. Arby's
21. Chicago's Pizza
22. Freddy's Frozen Custard & Steakburgers
23. White Castle
24. Buffalo Wild Wings
25. McAlister's Deli

26. Dunkin' Donuts
27. Burger King
28. Azul Tequila Authentic Mexican Cuisine
29. Chili's Grill & Bar
30. Starbucks
31. Culver's
32. Cracker Barrel
33. Taco Bell
34. McDonald's
35. Charleys Cheesesteaks

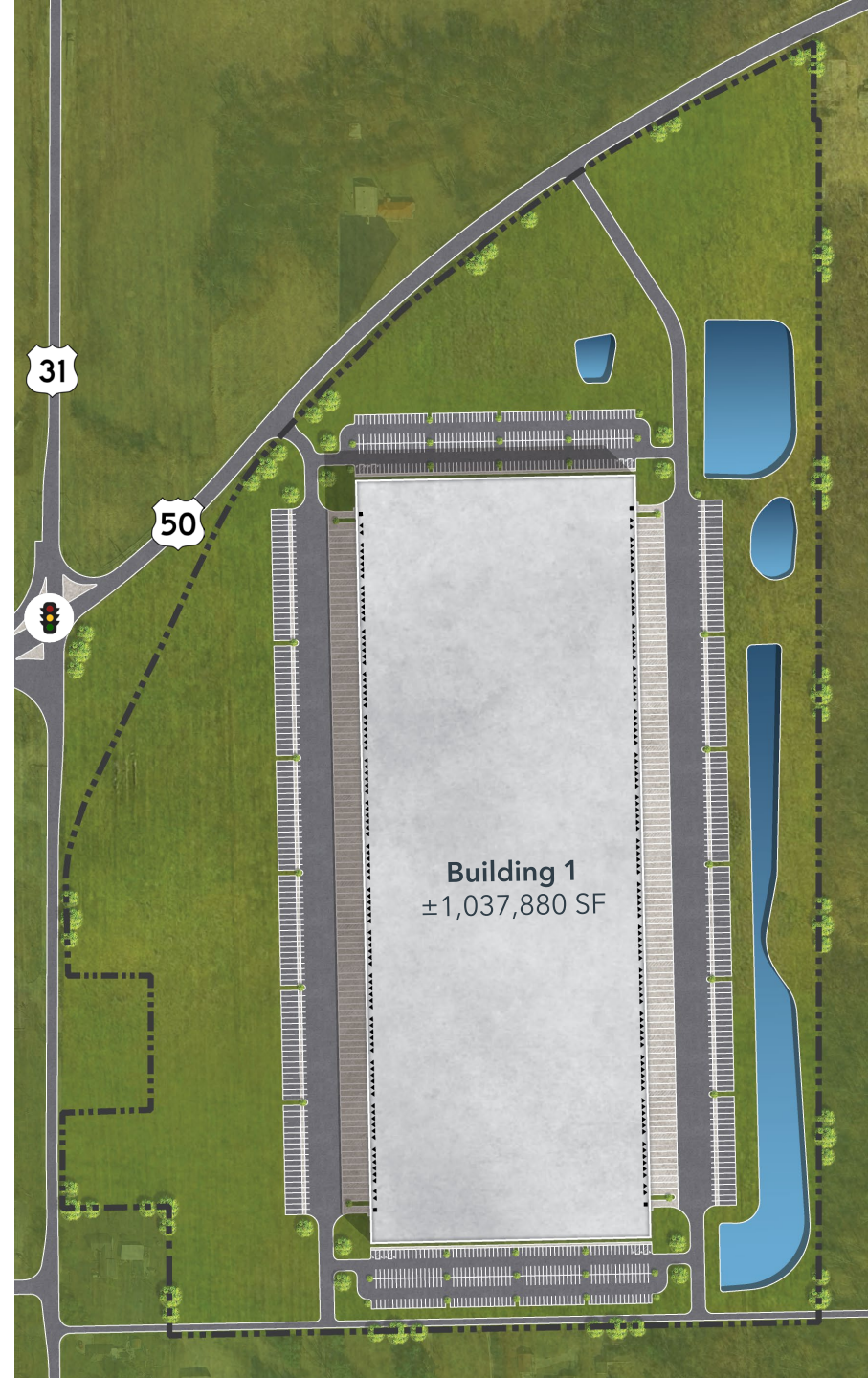
CONCEPTUAL SITE PLAN #1

Building 1

Building Size	±1,037,880 SF
Land Area	±84.83 acres
Configuration	Cross-dock
Clear Height	40'
Columns	50' x 54' 60' speed bay
Docks	94 doors 94 knock-outs
Drive-ins	4 doors
Parking	520 autos 248 trailers



Flexible **BUILT-TO-SUIT**
OPPORTUNITIES tailored to
user requirements.



CONCEPTUAL SITE PLAN #2

Building 1

Building Size	±69,120 SF
Land Area	±11.2 acres
Configuration	Rear-load
Clear Height	32'
Columns	50' x 54' 60' speed bay
Docks	7 doors 8 knockouts
Drive-ins	2
Parking	68 Autos 19 Trailers

Building 3

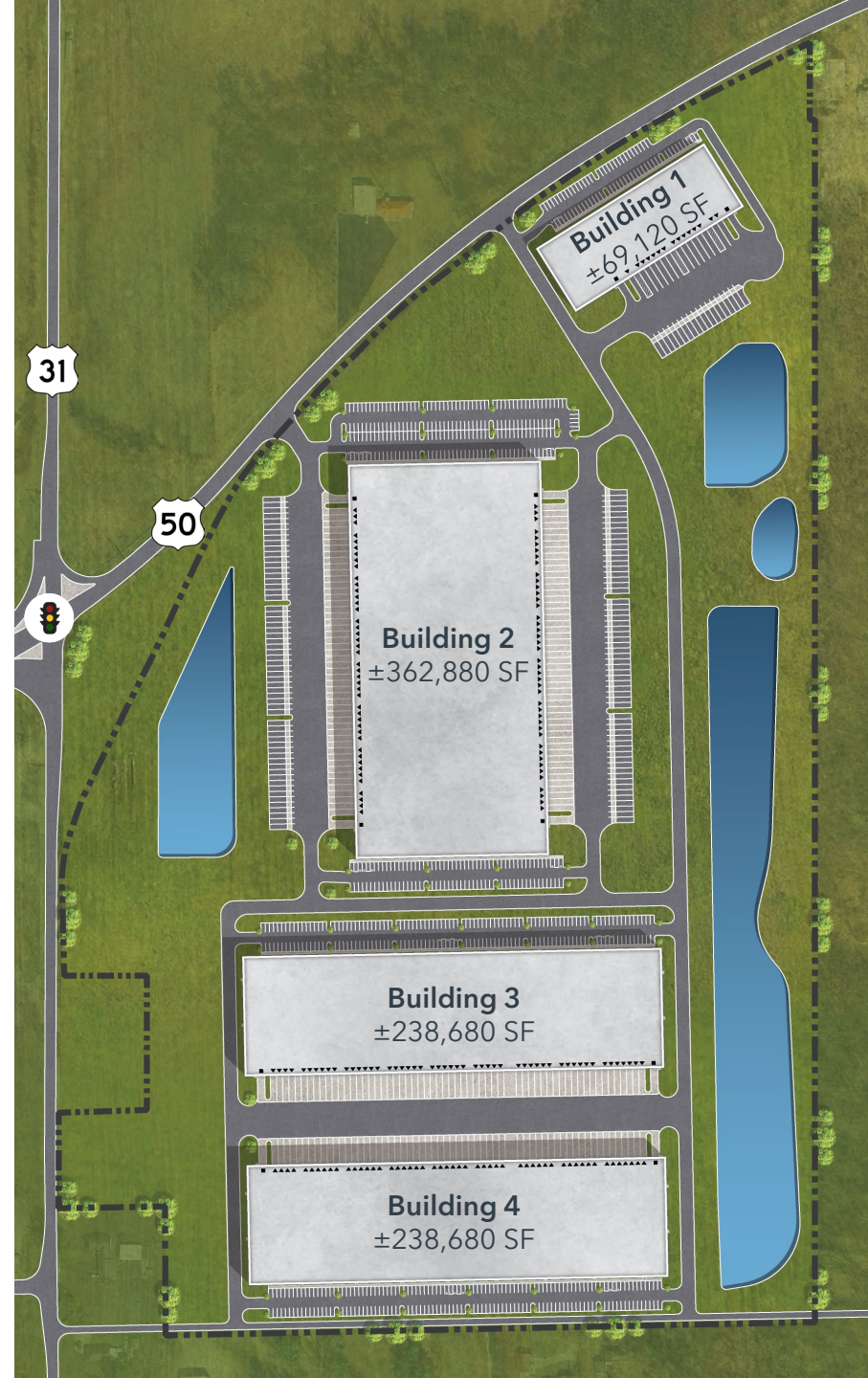
Building Size	±238,680 SF
Land Area	±16.9 acres
Configuration	Rear-load
Clear Height	36'
Columns	50' x 54' 60' speed bay
Docks	24 doors 28 knock-outs
Drive-ins	2 doors
Parking	178 Autos

Building 2

Building Size	±362,880 SF
Land Area	±40.5 acres
Configuration	Cross-dock
Clear Height	36'
Columns	50' x 54' 60' speed bay
Docks	37 doors 49 knockouts
Drive-ins	4 doors
Parking	299 Autos 118 Trailers

Building 4

Building Size	±238,680 SF
Land Area	±16.2 acres
Configuration	Cross-dock
Clear Height	36'
Columns	50' x 54' 60' speed bay
Docks	24 doors 28 knock-outs
Drive-ins	2 doors
Parking	178 Autos



WHY SEYMOUR

Seymour and the greater Jackson County region are anchored by a diversified, manufacturing-driven economy with a strong base of automotive, advanced manufacturing, and logistics users. The region has demonstrated sustained success in attracting and retaining industrial employers, supported by a dependable workforce and an established industrial base, reinforcing its position as a reliable production and operations hub.

A young and growing workforce, combined with low unemployment, positions Seymour as a dependable labor market for industrial users. Strong collaboration between industry, local government, and economic development partners continues to support workforce development, infrastructure investment, and long-term industrial growth.



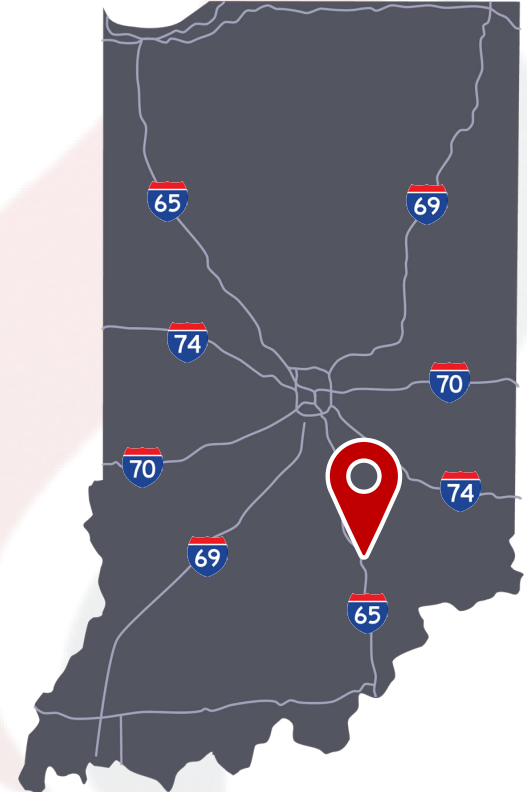
Seymour's strong population growth (+23% since 2010) directly supports a growing and reliable labor base for industrial employers. Continued momentum reinforces workforce availability and long-term labor stability for manufacturing and logistics operations.



Seymour offers immediate access to major transportation corridors, including I-65 between Indianapolis and Louisville

Regional Connectivity

Louisville, KY	53 mi
Indianapolis, IN	63 mi
Cincinnati, OH	85 mi
Columbus, OH	199 mi
Nashville, TN	226 mi
Chicago, IL	246 mi
St. Louis, MO	301 mi



SEYMOUR DEMOGRAPHICS



Population

22,680



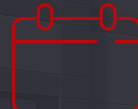
Avg HH Income

\$64,043



College Educated

26.48%



Median Age

33



Businesses

1,006



Employees

15,545



Unemployment Rate

3.2%



SEYMOUR

COMMERCE PARK

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