

MONROEVILLE INDUSTRIAL PARK

20655 MONROEVILLE ROAD, MONROEVILLE, IN 46773



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20655 Monroeville Road, Monroeville, IN 46773



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$45,000 / Acre
Available:	19.2 Acres
Lot Range:	0.90 - 10.35 Acres
Zoning:	I-1 (Industrial)
Best Use:	Industrial Development

PROPERTY OVERVIEW

Discover a prime investment opportunity to join the Monroeville Industrial Park in Monroeville, IN. This newly established industrial park boasts completed infrastructure, including roads, lighting, utilities, and parcel grading with drainage. A large monument sign at the entrance and sidewalks create a professional, inviting atmosphere. With its close proximity to US Highway 30 and major interstates I-469, I-69, and I-80/90, the park offers convenient access to the region's key transportation routes. Featuring a variety of lot sizes and accommodating industrial zoning, this property is attractively priced at \$1.03 per square foot or \$45,000 per acre.

PROPERTY HIGHLIGHTS

- Newly established industrial park supported by the City of Monroeville
- All infrastructure are completed including roads, lighting, utilities, and parcel grading with drainage
- Large monument sign at entrance and sidewalks create a welcoming, professional appeal
- 2.7 miles, 4 minutes, from US Highway 30 for convenient access to region's major interstates including I-469, I-69, and I-80/90

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MONROEVILLE INDUSTRIAL PARK



Monroeville Industrial Park - Monument Sign at Entrance



Monroeville Industrial Park - Drone View Northwest



Monroeville Industrial Park - Drone View Northeast

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SITE PLAN



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LOCATION MAP



Monroeville Industrial Park - Drone View South toward Monroeville, IN



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PROPERTY DETAILS

SALE PRICE AVAILABLE **\$45,000 / ACRE**
7 LOTS

LOCATION INFORMATION

Park Name	Monroeville Industrial Park
Street Address	20655 Monroeville Rd
City, State, Zip	Monroeville, IN 46773
County / Township	Allen / Monroeville
Cross Streets	IN-101 & Monroeville Rd

PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Best Use	Development
Zoning	IN-1 (Industrial)
Park Size	21.63 Acres
APN #	02-20-07-400-002.001-100 02-20-07-400-002.005-100
Infrastructure	Completed in June 2025

PARCEL DETAILS

LOT	SIZE	Price / ACRE	TOTAL PRICE
Lot 1	10.35 Acres	\$45,000 / Acres	\$465,000.00
Lot 2	0.92 Acres	\$45,000 / Acres	\$41,400.00
Lot 3	1.01 Acres	\$45,000 / Acres	\$45,450.00
Lot 4	0.90 Acres	\$45,000 / Acres	\$40,500.00
Lot 5	1.25 Acres	\$45,000 / Acres	\$56,250.00
Lot 6	2.60 Acres	\$45,000 / Acres	\$117,000.00
Lot 7	2.17 Acres	\$45,000 / Acres	\$97,650.00

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