

# AVAILABLE SHELL BUILDING

## Muncie Airpark Shell Building Muncie, Indiana



**Location:** Airpark Industrial Park  
501 West Airpark Drive Muncie, Indiana

**Status:** Complete

**Anticipated Completion Date:** Complete. Ready for build-out\*

**Phase I Size:** 40,000 square feet

**Expandable to:** 110,000 square feet

**Minimum Interior Clear Height:** 28 feet at the eave

**Column Bay Spacing:** 50 feet by 50 feet minimum

**Exterior Type:** Precast concrete insulated sandwich panels

\*Full build-out could be achieved within +/- 120 days

### Other Features:

- Site is fully complete, including sidewalks, asphalt parking, landscaping, truck aprons, etc.
- Fully prepped to receive industrial-grade concrete floor
- At-grade access ramp with industrial-sized overhead door
- Two docks in place, provisioned additional docks
- Air rotation heating
- Cross-flow-powered ventilation
- Clerestory windows to infuse daylight
- Utilities stubbed into the building
- Zoned for industrial use
- Property tax abatement in place
- Available for sale or lease

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Muncie-Delaware County, Indiana  
Economic Development Alliance

