

JLL SEE A BRIGHTER WAY

For sale

239 N Heartland Drive, Delphi, IN
49,496 SF shell building available
±34.94 acres available

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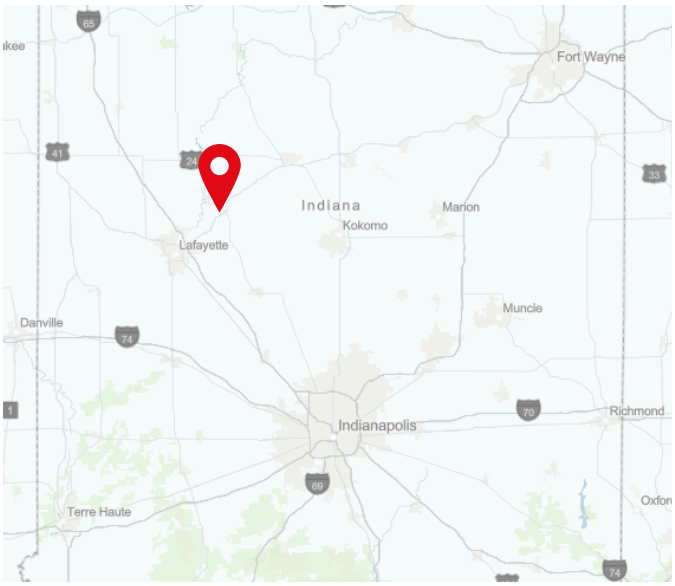
239 N Heartland Dr. Delphi, IN

Positioned at the crossroads of major Midwest markets, this exceptional industrial development offers immediate access to the Hoosier Heartland Highway (US 421/SR 39/SR 18) and sits just 15 minutes from I-65. With I-2 Heavy Industrial zoning, the property features three shovel-ready development parcels plus a 49,496 SF shell building on 10 acres available for purchase.





Building specifications

- 49,496 SF shell building available, expandable up to 100,000 SF
- 32' clear height
- 50' x 50' center columns
- 4 dock doors (8' x 9')
- 4 dock pits with ability to add dock levelers
- 1 grade level drive-in door (14' x 14')
- 3.5 MW of power
- 16 parking spaces, 2 handicap spaces
- Clear story windows on all walls, LED lighting

Location advantages

- Directly off Hoosier Heartland Highway
- One-day access to half of all U.S. markets and 80% of the nation's population

Build-to-suit your exact specifications
Complete flexibility to customize sprinkler systems, HVAC, flooring depth, and interior finishes around your operational requirements.

15 min
to Interstate 65

78 mi
to Indianapolis

124 mi
to Chicago

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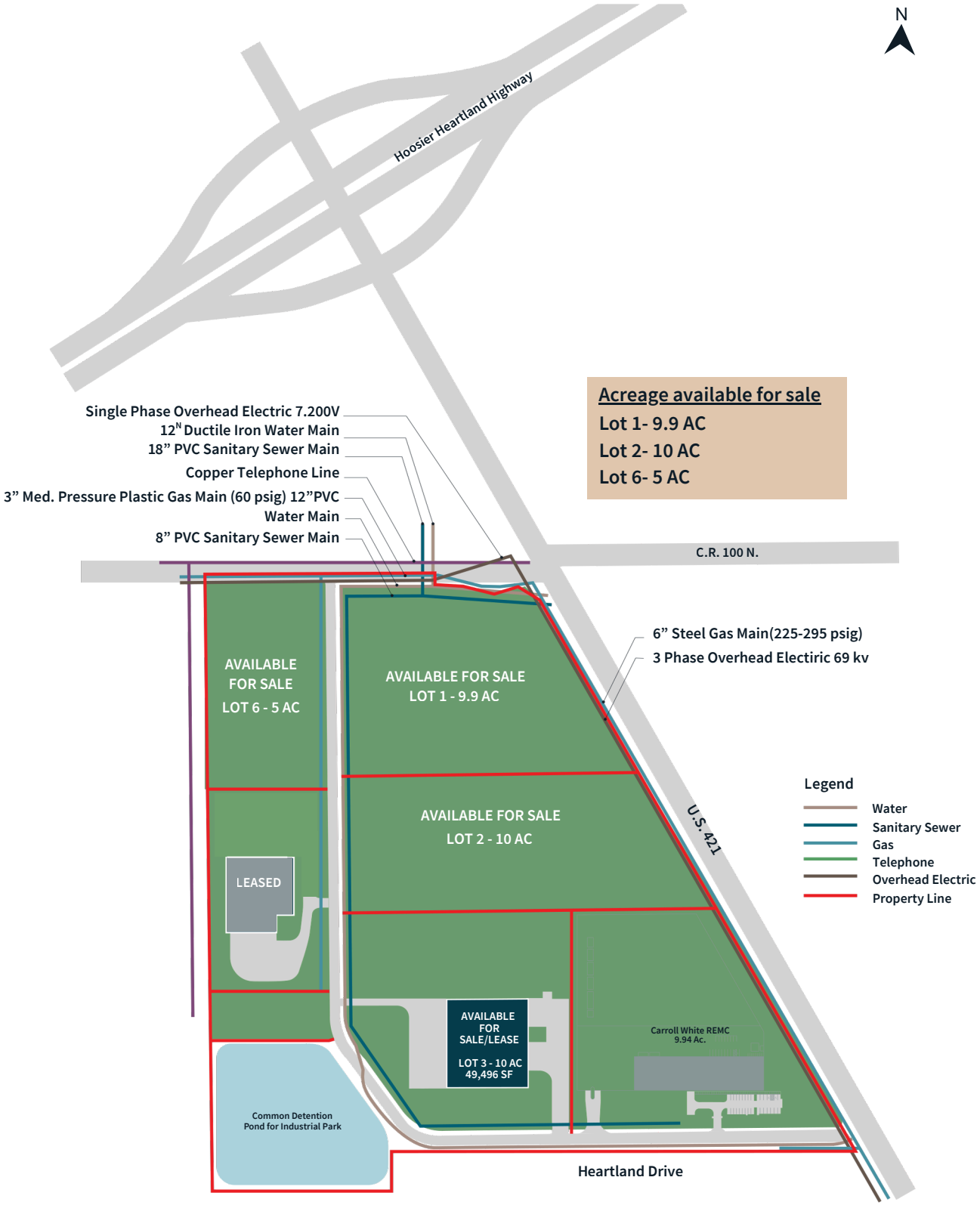
Site plan



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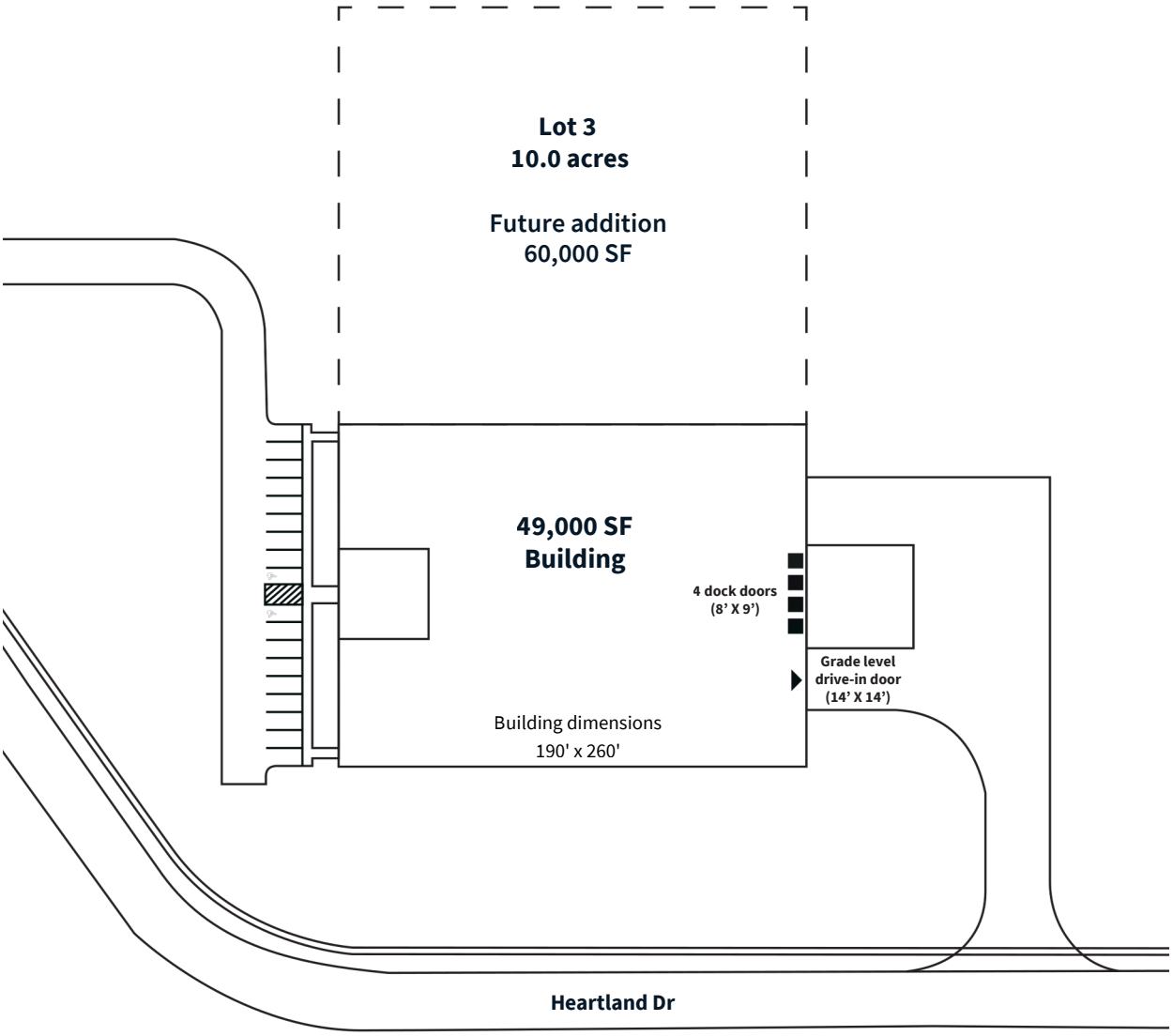
Building floor plan



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