

FOR SALE **\$5,990,000**

MANUFACTURING & WAREHOUSE

3301 HANCEL CIRCLE, MOORESVILLE, IN 46158



INDUSTRIAL FOR SALE

KW COMMERCIAL | HCG
1644 Fry Road
Greenwood, IN 46142



Each Office Independently Owned and Operated

PRESENTED BY:

TERESA HARWOOD, CCIM
Commercial Director, KW Commercial
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C: (317) 354-5236
tharwood@kw.com

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DISCLAIMER

3301 HANCEL CIRCLE



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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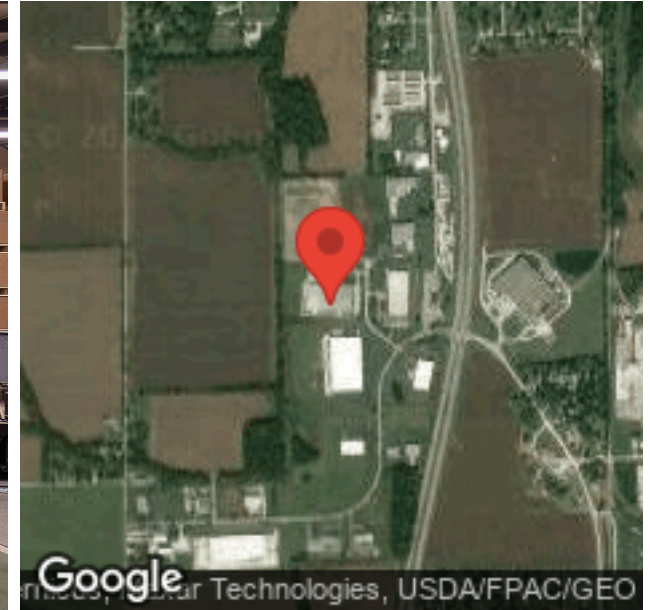
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

3301 HANCEL CIRCLE



OFFERING SUMMARY

PRICE:	\$5,990,000
BUILDING SF:	96,000
PRICE / SF:	\$62.40
OCCUPANCY:	Single
LOT SIZE:	10.15 ac
POWER:	3 phase, 220
TRUCK DOOR:	5 docks and 2 drive throughs

PROPERTY OVERVIEW

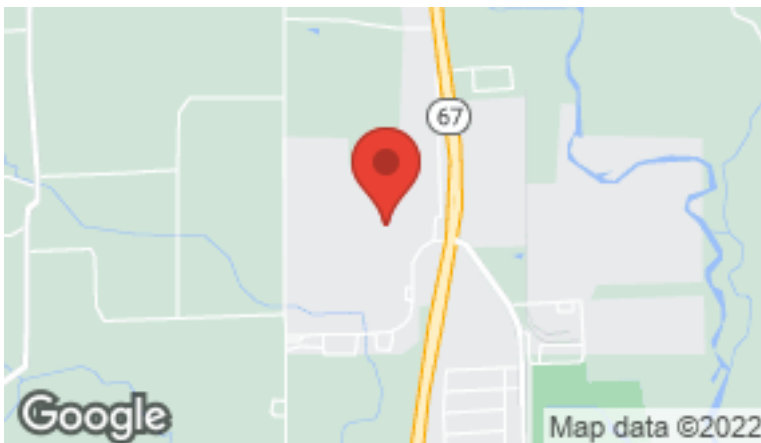
Owner/Occupant
96,000 square foot Industrial building for sale.
Zoned I-3. 10.15 acres. Excess land can be utilized for future growth or additional parking.

PROPERTY HIGHLIGHTS

- Reception area
- Finished office space
- Training room
- Break areas with kitchen and vending
- Site improvements included asphalt parking, 5 loading docks, 2 drive-in / drive-thru doors, sidewalks and security lighting

LOCATION & HIGHLIGHTS

3301 HANCEL CIRCLE



LOCATION INFORMATION

Street Address: 3301 Hancel Circle

City, State, Zip: Mooresville, IN 46158

County: Morgan

Market: Indianapolis

Sub-market: Mooresville

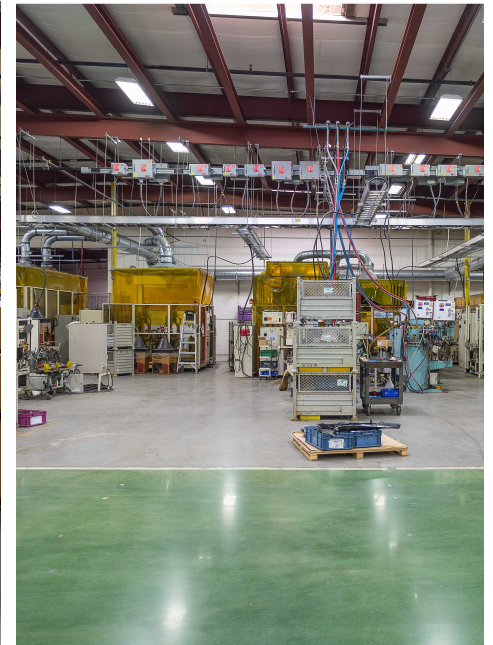
Cross Streets: N SR 67 and Old SR 67

LOCATION OVERVIEW

Located in Flagstaff Business Park in Mooresville. Just off SR 67, easy access to I 465 and Indianapolis International Airport.

PROPERTY PHOTOS

3301 HANCEL CIRCLE



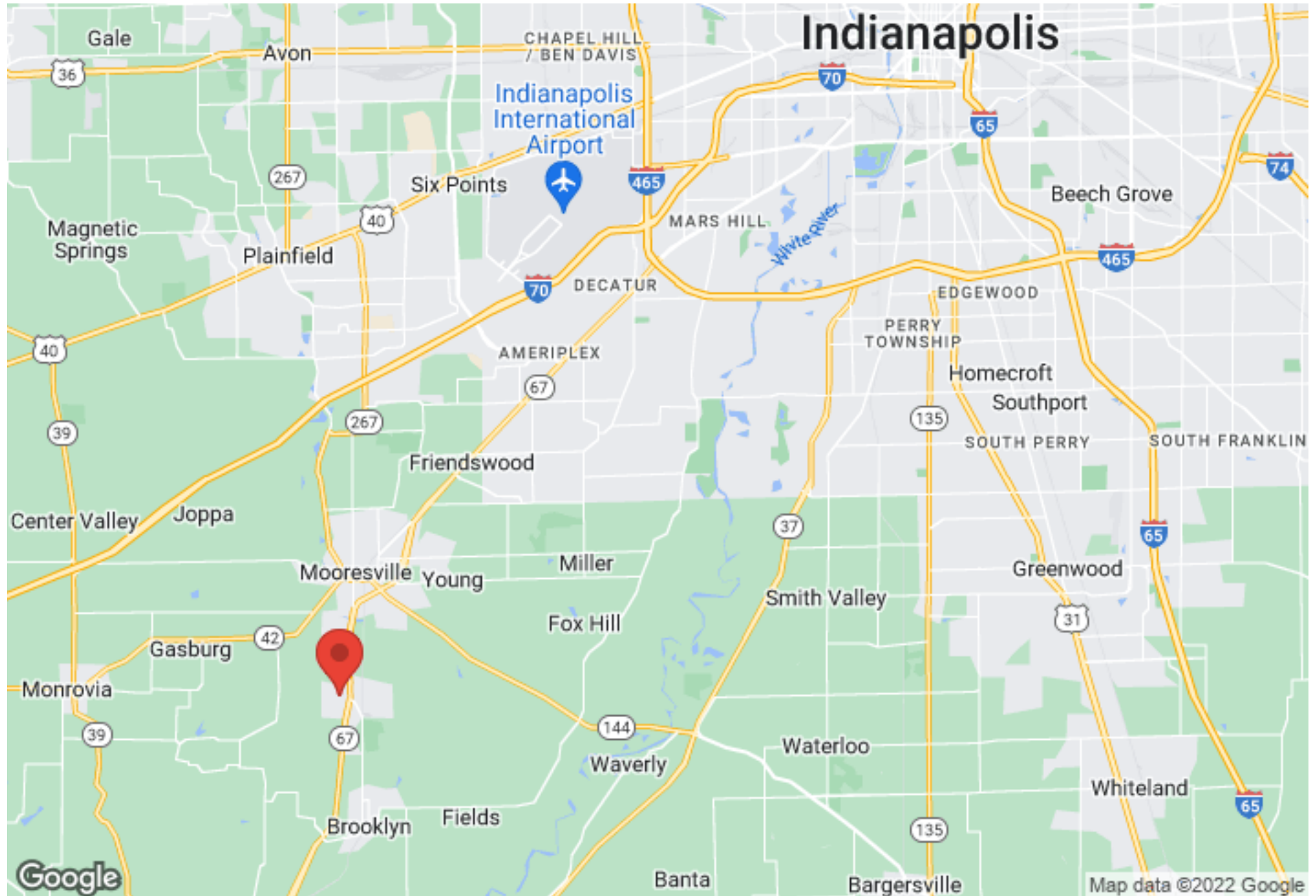
LOCATION MAPS

3301 HANCEL CIRCLE



REGIONAL MAP

3301 HANCEL CIRCLE



PROFESSIONAL BIO

3301 HANSEL CIRCLE



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Teresa Harwood, CCIM, Realtor®, has been a Commercial Real Estate Broker since 2013. Prior to obtaining her real estate license, she was an investor and manager of nearly 1,000,000 sf of retail, office and industrial flex properties in central Indiana where she leased and oversaw the management of those properties.

Teresa has handled over 400 Commercial transactions for clients in her nine years in commercial real estate, with experience in office leasing and sales, land sales, retail leasing, and industrial flex leasing and sales. In these roles she has developed a strong network of real estate investors, community leaders, fellow real estate brokers and government officials.

Teresa obtained her CCIM designation (Certified Commercial Investment Manager) in 2021, awarded to less than 10% of all practicing Commercial Real Estate Agents. To earn the designation, she completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry.

Teresa serves as the Ohio Valley Ambassador for KW Commercial. She also coaches fellow agents as a certified MAPS mastery coach.

EXPERIENCE:

- 2019 to present: Harwood Commercial Group, KW Commercial Indy Metro South/ Commercial Broker
- 2014 – 2019: Lee & Associates/ VP, Broker
- 2010 – 2013: Skyline Property Group/ Vice President

SERVICES:

- Seller Representation
- Buyer Representation
- Investment Sales
- Owner Occupant Purchases
- Business Sales
- Broker Opinion of Value

PROFESSIONAL AFFILIATIONS, AWARDS & RECOGNITION:

- MAPS Mastery Coach (KWRI) 2022
- CCIM (Certified Commercial Investment Manager), pinned 2021; Indiana chapter board member 2022
- MIBOR/ Realtor since 2019
- 2021 Top Commercial Total Closed Units KW-IMS
- 2021 Top 2 Commercial GCI KW-IMS
- 2021 Top 2 Commercial Sales Volume Closed KW-IMS
- 2021 Top 2 Commercial Total Closed Volume KW-IMS
- 2020 Keller Williams Top 2 Commercial Agent
- 2019 Keller Williams Top 3 Commercial Agent; 2019 Keller Williams Top Head Turner Award
- 2019 MiCP designation—Masters in Commercial Property