



SR 18 & I-69 Land

6256 E SR 18
Marion, IN 46953



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Marion Land For Sale

Commercial development site in Marion, Indiana, just off I-69, Exit 264 and SR 18 intersection. The site is comprised of 3.93 acres with General Business zoning, allowing for a great variety of developments and uses. This is a highly visible location from I-69, with easy access to the site.

Property Highlights

- ▶ 3.93 AC
- ▶ Good visibility and access to interstate
- ▶ Located at the intersection of I-69 and SR 18
- ▶ Zoned B1 - General Business
- ▶ Versatile development site
- ▶ **FOR SALE: \$589,500**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

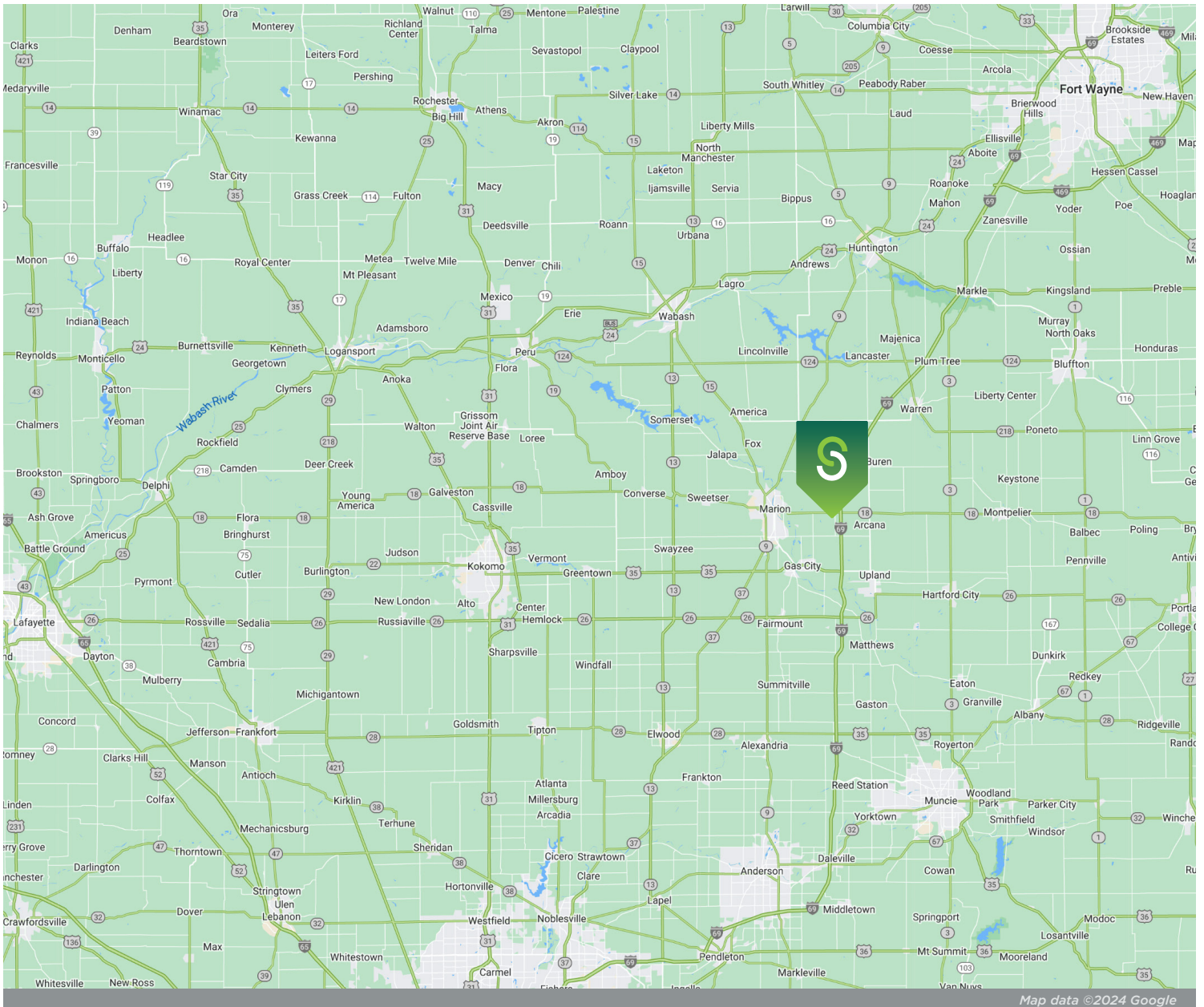
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Excellent Location

This land site is located right next to I-69 and just 5 miles from downtown Marion. Marion is the county seat of Grant County in north-central Indiana. The town is home to Indiana Wesleyan University, the largest private university in the state.

Neighboring businesses to the site include BP, Arby's, Harley-Davidson, America's Best Value Inn & Suites, Dollar General Distribution Center, and Ivy Tech Community College.

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Site Plan

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PROPERTY INFORMATION

Address	6256 E SR 18
City, State, Zip	Marion, IN 46953
County	Grant
Township	Monroe
Parcel Number	27-08-07-200-003.001-040 27-08-07-200-003.005-040
2022 Tax/Payable 2023	\$5,010



SALE INFORMATION

Price	\$589,500
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AVAILABLE LOTS

Lot Number	Size	Total
• 1	3.93 AC	\$589,500

SITE DATA

Site Acreage	3.93 AC
Zoning & Description	B1 - General Business
Nearest Interstate	I-69
Traffic Count	27,000 (I-69) 11,600 (SR 18)

UTILITIES

Electric Provider	AEP
Natural Gas Provider	Vectren
Water & Sewer Provider	Marion Municipal

ADDITIONAL INFORMATION

- Good visibility and access
- Located at I-69 and SR 18 intersection
- Versatile development site

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260 424 8448
SturgesProperty.com



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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