

AVAILABLE

BUILD-TO-SUIT OPPORTUNITIES

I-74 & SR 44, Shelbyville, IN 46176



PROPERTY HIGHLIGHTS

Build-to-Suit Opportunities up to 498,960 SF

44.60 Acre Site

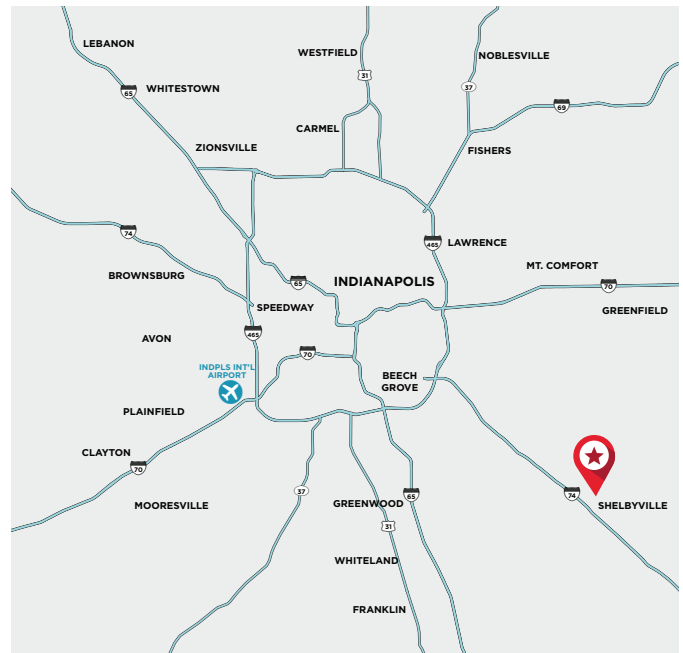
Certified Shovel Ready

10-Year Real Estate Tax Abatement Available

Healthy Shelby County Labor Force

Utility Providers

Electric: Duke Energy
Gas: CenterPoint Energy
Water: Indiana American Water
Sewer: City of Shelbyville
Telecom: AT&T



GRANT M. LINDLEY, SIOR, CCIM

Managing Director
+1 317 639 0446
grant.lindley@cushwake.com

MICHAEL W.M. WEISHAAR, SIOR

Executive Managing Director
+1 317 639 0494
michael.weishaar@cushwake.com

Developed by:



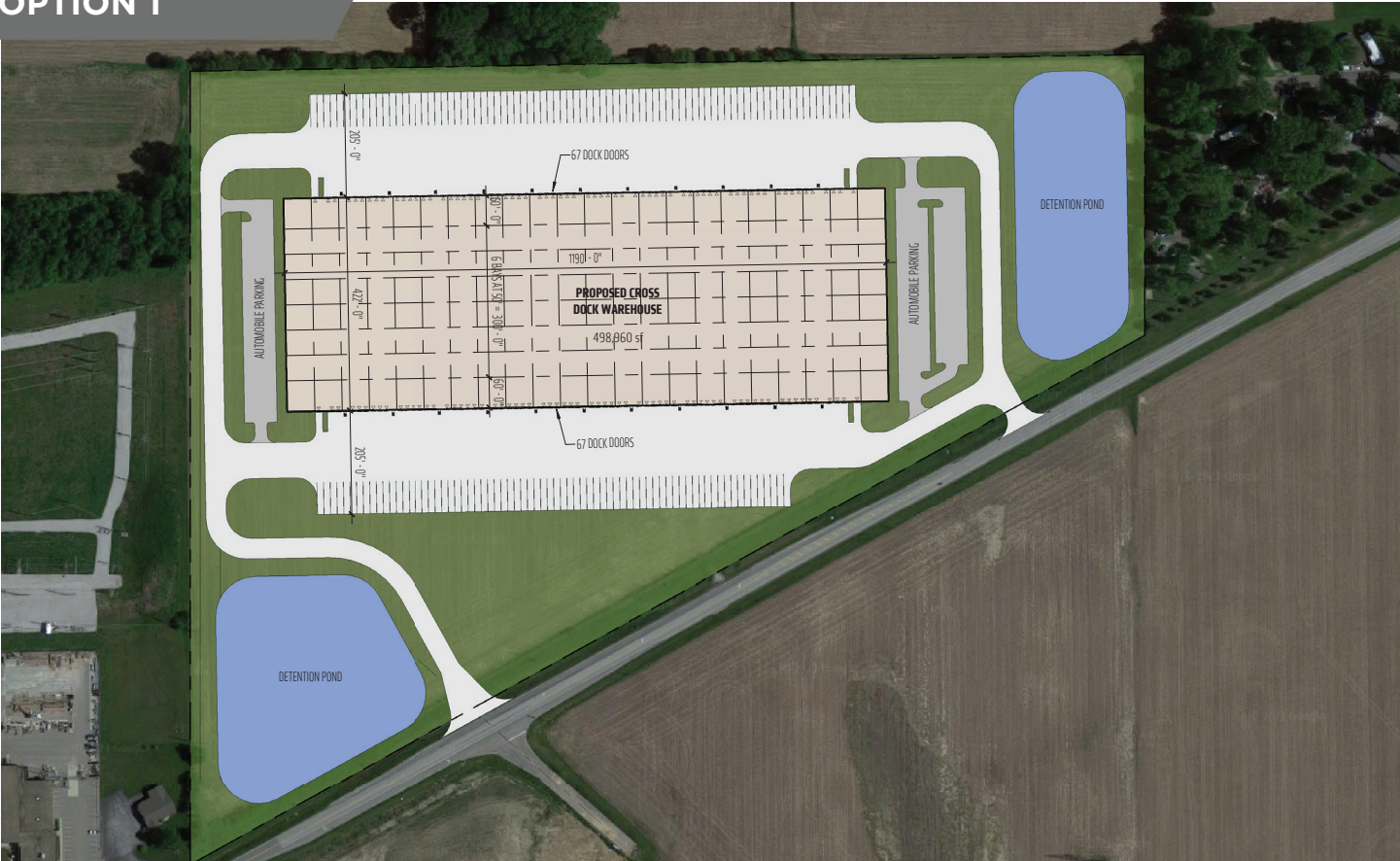
Leased by:



BUILD-TO-SUIT OPPORTUNITIES

I-74 & SR 44, Shelbyville, IN 46176

OPTION 1



PROPOSED CROSS DOCK WAREHOUSE | 498,960 SF

498,960	Building Square Footage	32' - 40'	Clear Height
Build-to-Suit	Office Square Footage	Up to 158	Trailer Parking
422' x 1190'	Building Depth	Up to 160; expandable to 240	Automobile Parking
134	Dock Doors	50' x 54'	Typical Bay Size
4	Drive-in Doors	205'-0"	Truck Court
ESFR	Sprinkler System		



OPTION 2



PROPOSED CROSS DOCK WAREHOUSE | 294,840 SF

294,840	Building Square Footage
Build-to-Suit	Office Square Footage
420' x 702'	Building Depth
74	Dock Doors
4	Drive-in Doors
ESFR	Sprinkler System

32' - 40'	Clear Height
Up to 115	Trailer Parking
Up to 200; expandable to 300	Automobile Parking
50' x 54'	Typical Bay Size
205'-0"	Truck Court

PROPOSED WAREHOUSE | 230,580 SF

230,580	Building Square Footage
Build-to-Suit	Office Square Footage
360' x 648'	Building Depth
34	Dock Doors
2	Drive-in Doors
ESFR	Sprinkler System

32' - 36'	Clear Height
Up to 115	Trailer Parking
Up to 200; expandable to 300	Automobile Parking
50' x 54'	Typical Bay Size
205'-0"	Truck Court

BUILD-TO-SUIT OPPORTUNITIES

I-74 & SR 44, Shelbyville, IN 46176

LOCATION



DEMOGRAPHICS & TRAFFIC COUNTS

	10 Mile	15 Mile
Estimated Population (2021)	36,470	57,057
Projected Population (2026)	37,190	58,659
Estimated Households (2021)	14,655	22,425
Projected Households (2026)	14,918	22,971
Est. Avg. Household Income (2021)	\$76,017	\$80,152
Projected Avg. Household Income (2026)	\$88,878	\$93,407
Labor Population (2021)	29,273	45,730
2021 Estimated Annual Daily Traffic for SR-44		6,269
2021 Estimated Annual Daily Traffic for I-74		27,715

Developed by:



Leased by:

