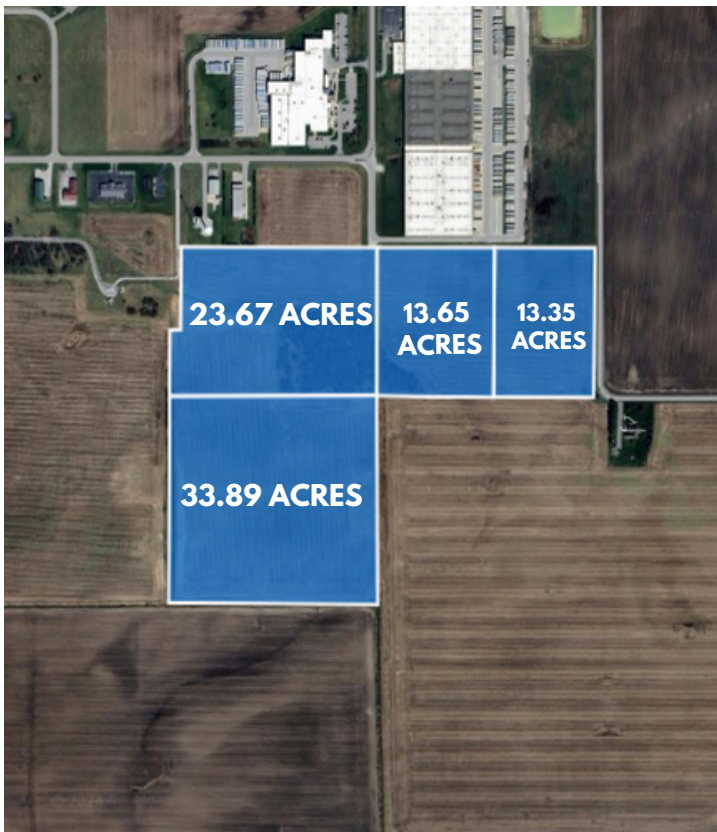
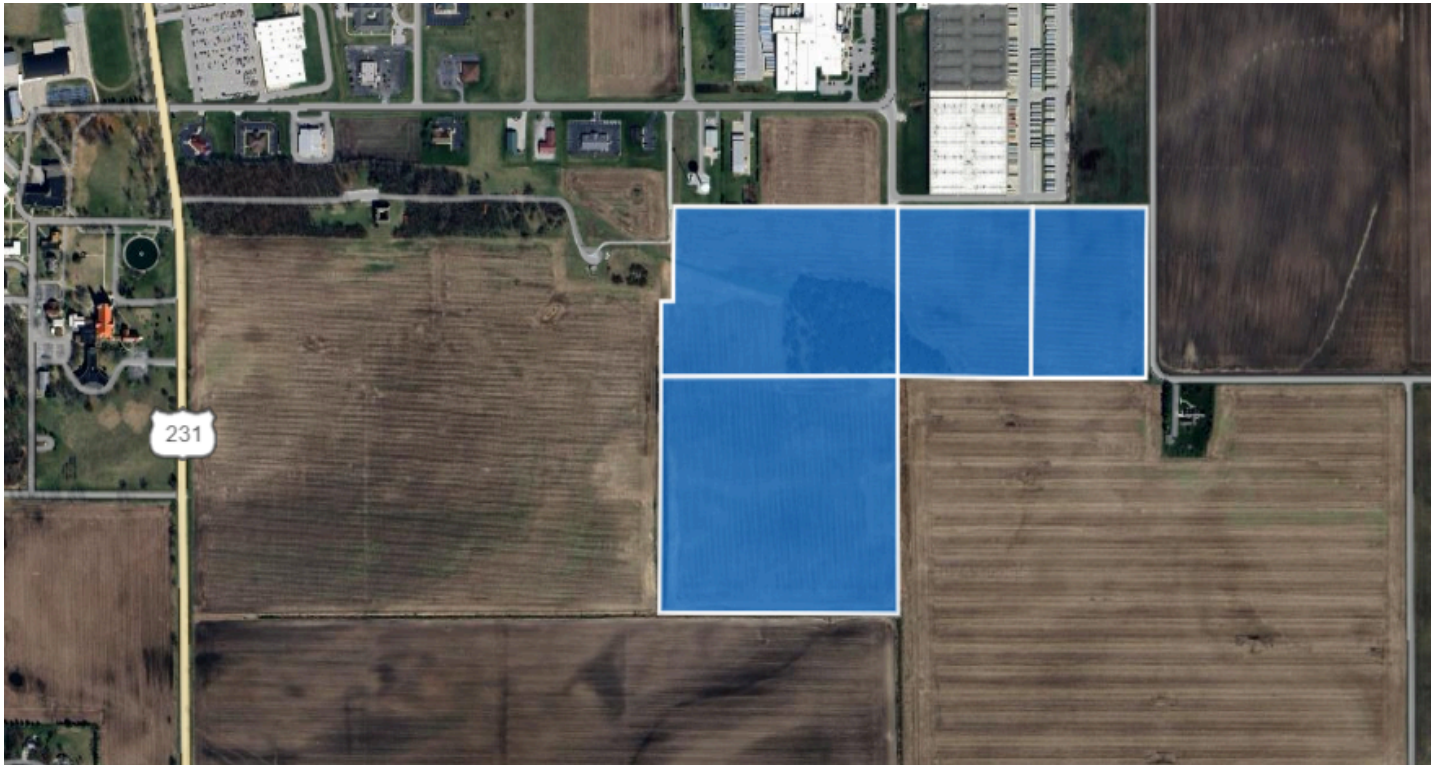


# INDUSTRIAL LAND FOR SALE



84.38 ACRES (+/-) OFFERED IN ONE OR MULTIPLE TRACTS | LOCATED IN RENSSELAER, IN



**LOT SIZE:** 84.38 ACRES for all four parcels.

**PRICE:** Determined by how many acres purchased

**ZONING:** Industrial

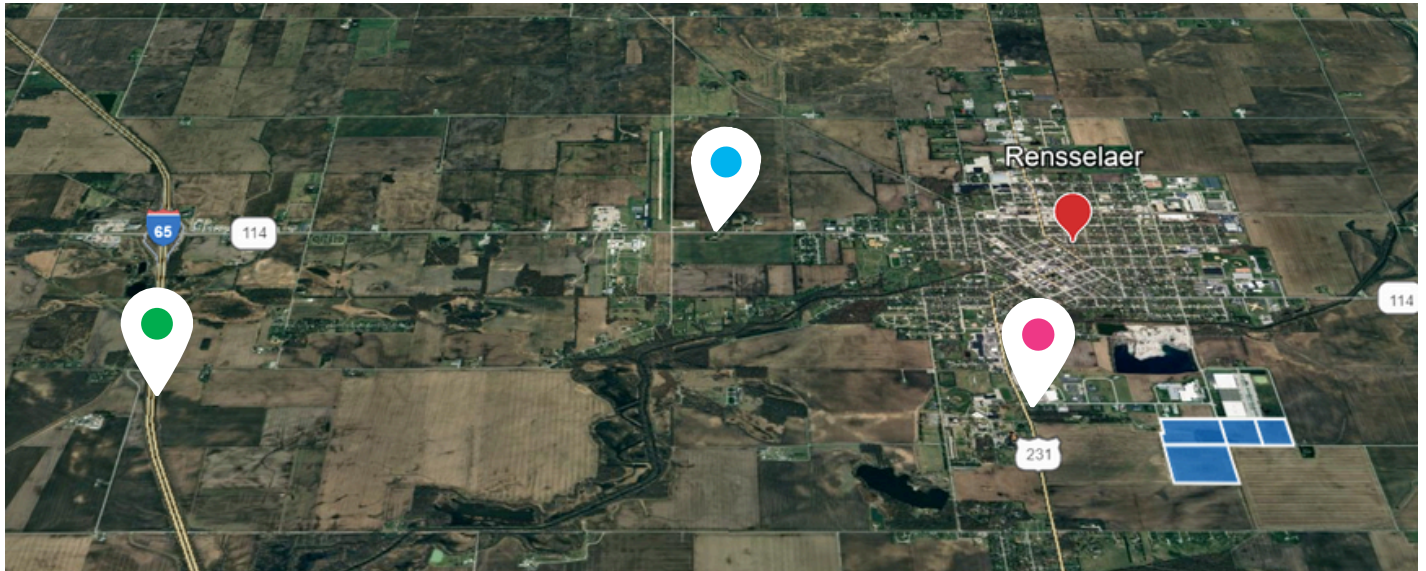
## PROPERTY DESCRIPTION

This offering includes four separate parcels totaling 84.38 acres of prime industrial land. The property is zoned for industrial use, making it an ideal location for warehousing or other industrial developments. Each parcel is available for sale individually or as a combination, providing flexibility for potential buyers. Whether you need a smaller section or the entire 84.38 acres, the pricing will be adjusted based on the specific acreage you require. The land is mostly flat, easily accessible, and ready for development, with utilities available nearby.

**BRAD NEIHOUSER**

765-427-5052 | [bneiouser@shook.com](mailto:bneiouser@shook.com)

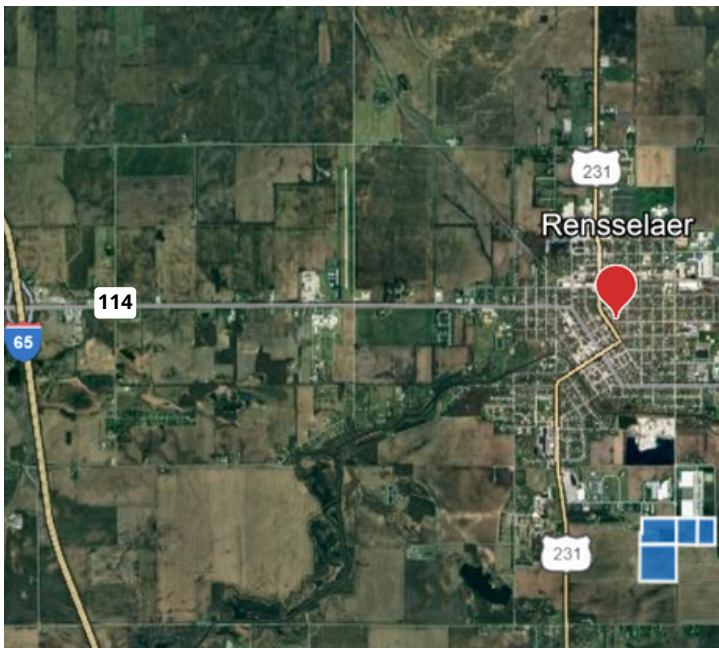
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## Daily Average Count 2024:

● **39,898** cars per day    
 ● **8,993** cars per day    
 ● **6,102** cars per day

Provided by the Indiana Department of Transportation



## HIGHLIGHTS:

- **Total Acreage:** 84.38 acres across four parcels, offering flexible purchasing options.
- **Zoning:** Industrial, suitable for manufacturing, warehousing, distribution, and other industrial uses.
- **Customizable Purchase:** Buyers can purchase all 84.38 acres or select specific parcels, with pricing adjusted accordingly.

## LOCATION DESCRIPTION

Situated in Rensselaer, IN, these parcels boast a strategic location near major transportation routes:

- **1 mile from Highway 231:** Easy access to local traffic & connects to larger routes.
- **2 miles to State Road 114:** Offers additional connectivity options for various transportation needs.
- **5 miles from I-65:** Provides a quick route to a major interstate, facilitating regional and national logistics.

## 2023 Demographics:

### 1 Mile Radius

Population: 2,965  
Households: 1,186

### 3 Mile Radius

Population: 8,895  
Households: 3,558

### 5 Mile Radius

Population: 14,825  
Households: 5,931

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