



# TRUCK TERMINAL INDUSTRIAL LAND

1002 W BOGGSTOWN RD.  
SHELBYVILLE, IN



**FOR SALE**

Sale Price: \$120,000/Acre



**1002 W. Boggstown Rd.**  
Shelbyville, IN

# PROPERTY DESCRIPTION

Seize the exceptional opportunity to own approximately 30.81 acres of prime Truck Terminal Industrial Land at 1002 W. Boggstown Road in Shelbyville, Indiana, priced at \$120,000 per acre. Strategically located for substantial industrial development, this property benefits from a variance already approved for truck terminal operations and features IG (Heavy Industrial) zoning with full utility access. Ideal for businesses focusing on transportation, warehousing, and distribution, the site can accommodate over 600 tractor-trailer parking spots, leveraging its proximity to key transport routes like I-74 and just 35 miles from Indianapolis International Airport. This land offers a unique investment opportunity, ready for immediate development and positioned for success in a high-demand sector.

## Property Overview

- Offers about 30.81 acres suitable for major industrial projects.
- Comes with all necessary utilities in place, facilitating easy development.
- Near I-74 and 35 miles from Indianapolis International Airport, providing excellent logistics.
- Situated in an area with a strong labor force, ideal for staffing needs.
- Nearby rail line enhances transport and supply chain efficiencies.
- Variance approved for the use of a truck terminal

### **Jay Jossan**

JDM Partners  
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### **James Storey, CCIM**

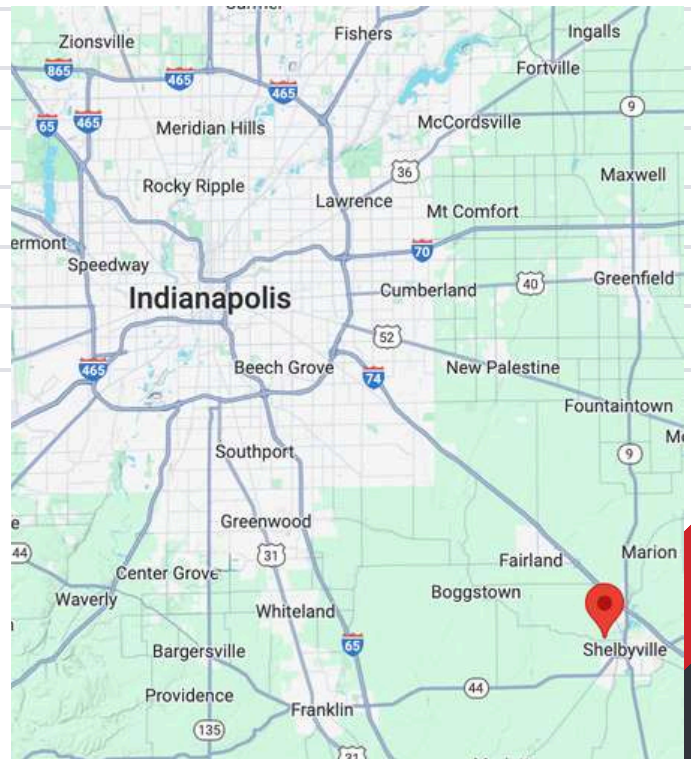
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**JDM**  
PARTNERS

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# PROPERTY SPECIFICS

<b>STATUS</b>	Development/Shovel Ready
<b>SITE ACREAGE</b>	30 Acres (divisible)
<b>ZONING TYPE</b>	Industrial General
<b>SALE PRICE</b>	\$120,000/acre
<b>NEAREST INTERSTATE</b>	I-74
<b>MILES TO EXIT</b>	Exit 109=5 miles; Exit 113=2 Miles
<b>EXIT #</b>	Exit 109 and Exit 113
<b>4-LANE HIGHWAY</b>	State Road 9
<b>AIRPORT</b>	Indianapolis International Airport
<b>MILES TO AIRPORT</b>	4 Miles
<b>NEAREST PORT</b>	Port of Jeffersonville
<b>MILES TO PORT</b>	93 Miles
<b>RAIL</b>	CSX Transportation



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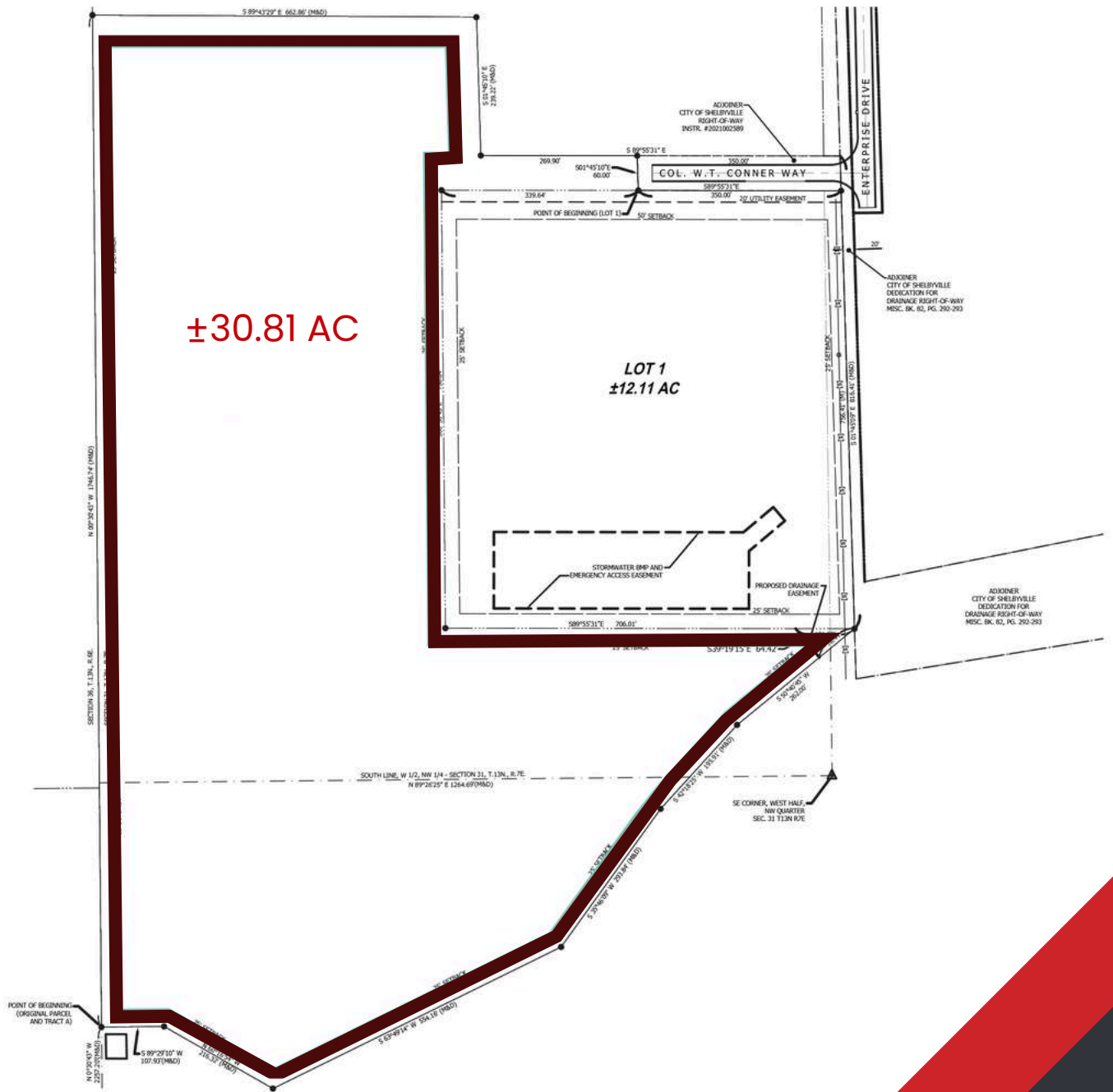
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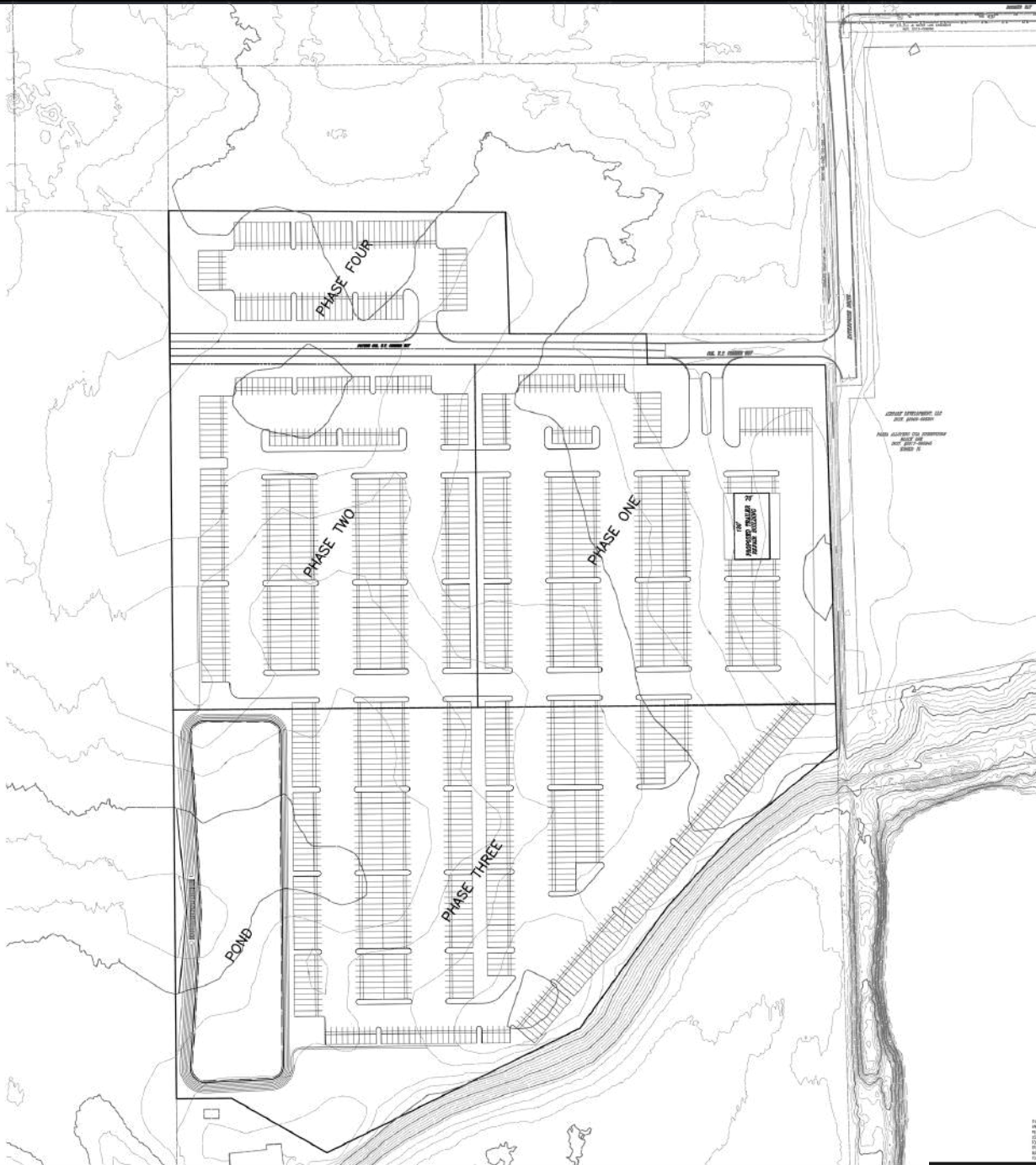
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# SITE PLAN



# CAD DESIGN PLAN



REVISION	
SYMBOL	
SCALE	1"=100'
DRAWN	JPH
CHECKED	JKS
DATE	8/22/22
PROJECT	BANSOL STORAGE TRINITY ALLOYS BLOCK A CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA
TITLE	CONCEPTUAL PLAN
PROJECTS <i>plus</i>	GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT	1237 Airport Parkway, Suite 400, Nashville, Tennessee 37214
JOB NUMBER	23014
SHEET	C101
DATE	AUGUST 22, 2022



Know what's below.  
Call before you dig.  
IT'S THE LAW.

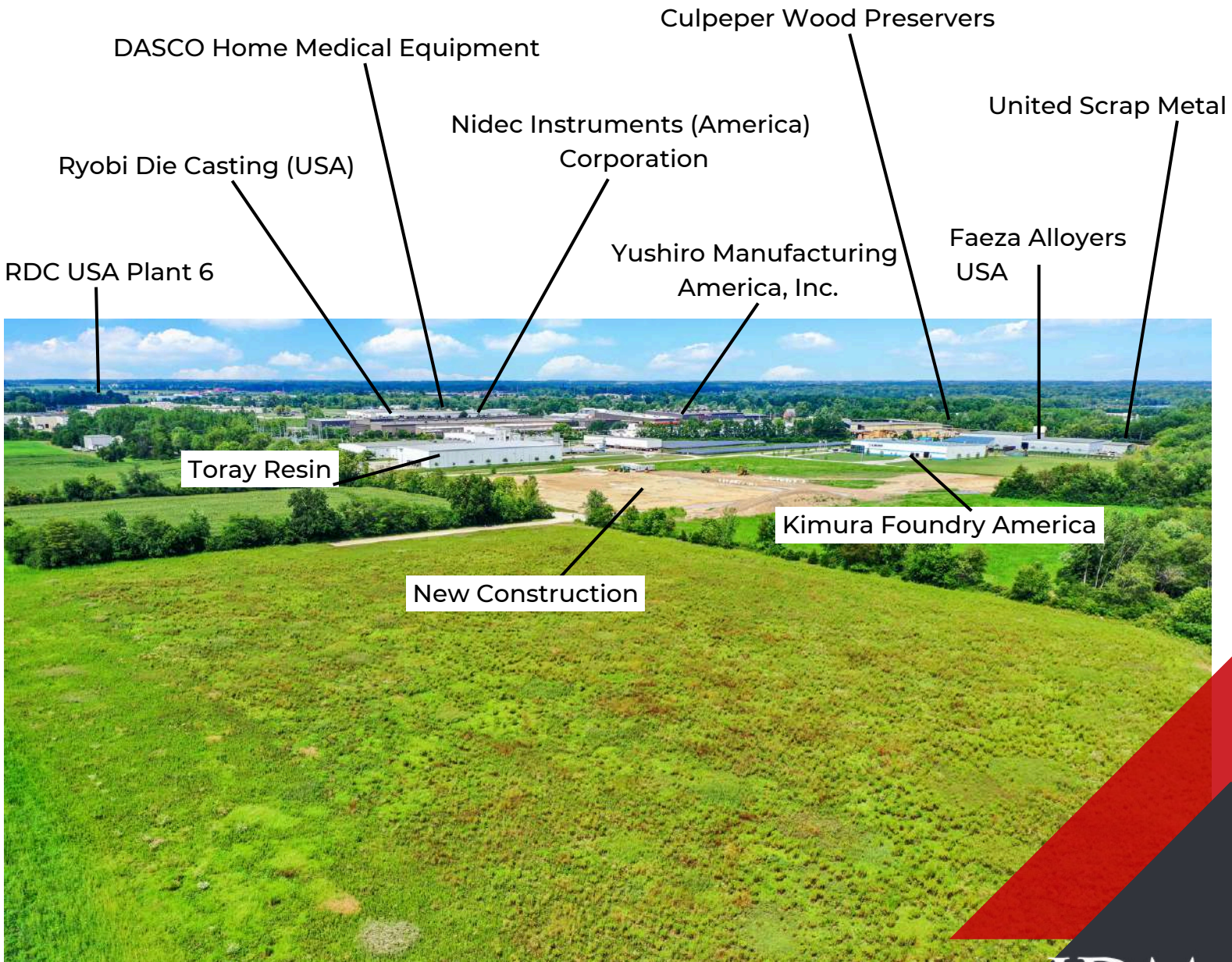
CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG. THE NATIONAL CENTER FOR CONSTRUCTION INFORMATION (NCCI) IS THE NATIONAL LEADER IN PROVIDING THE INFORMATION YOU NEED TO KNOW BEFORE YOU DIG. IT'S THE LAW. IT'S THE WAY TO SAFETY. IT'S THE WAY TO PROTECT YOUR BUSINESS. IT'S THE WAY TO PROTECT YOUR COMMUNITY. IT'S THE WAY TO PROTECT OUR COUNTRY.

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# PROPERTY LOCATION





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# GET IN TOUCH

Our mission at JDM Partners is to secure advantageous deals for our clients by leveraging data and connections for precise negotiations and outcomes. Going beyond traditional approaches, we offer tailored solutions that align with unique business requirements. Our dedicated team utilizes cutting-edge techniques and a vast client database to craft pathways to success through effective property positioning. With an unwavering commitment to excellence, we redefine the commercial real estate experience, ensuring every listing receives the attention it deserves and amplifying our clients' endeavors in the dynamic real estate landscape. As we look back on our achievements, we eagerly anticipate future endeavors, committed to continuing our legacy of excellence in commercial real estate. We look forward to connecting with you soon.

## ***CONTACT US :***



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