

# 1805 S Miller Avenue

Shelbyville, Indiana 46176

±45,000 SF Warehouse Building on 5.7 Acres



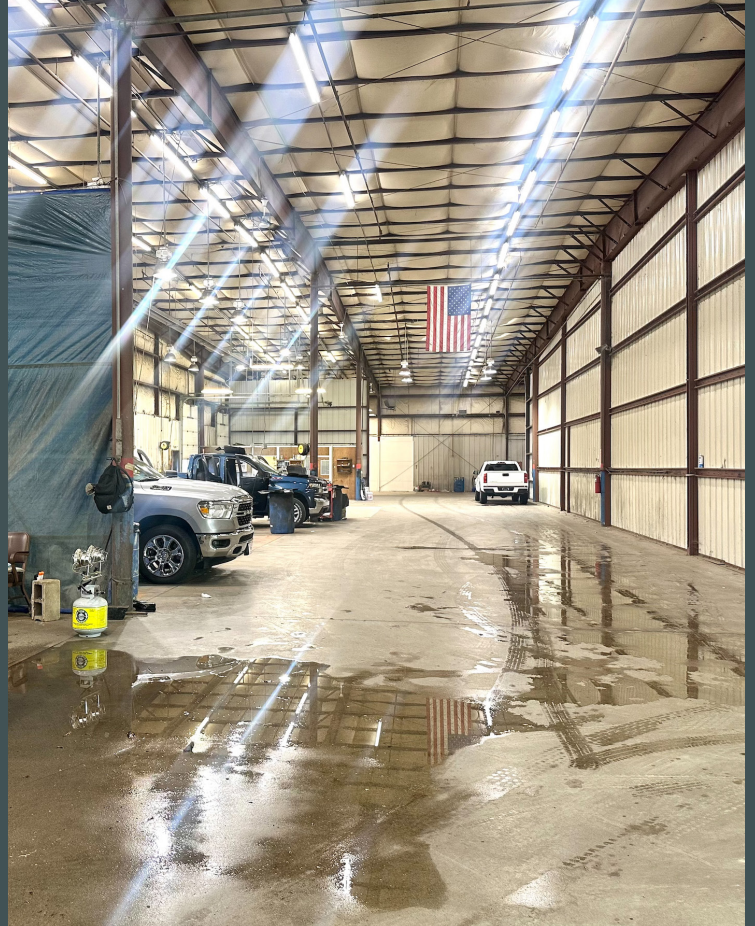






## Property Highlights:

- + ±45,000 SF Warehouse on ±5.7 Acres
- + Two men's and women's restrooms
- + Fire suppression system
- + Clear Height: 20' (22' at peak)
- + Drive-in Doors:
  - One (1) 20'x14'
  - One (1) 10'x14'
  - Two (2) 8'x14'
- + Parking: 78 dedicated spaces
- + Zoning: Business General (BG) District
- + Located 10 minutes from I-74
- + Sale Price: \$3,925,000 (\$87/SF)





# Property Location:



Demographics	5 Mile	10 Miles	15 Miles
Population	25,336	36,815	92,355
Household Income	\$78,551	\$85,819	\$91,568
Employees	15,642	19,952	42,517
Daytime Population	27,185	36,686	88,141
Traffic Counts			VPD
Miller Ave			6,757
W McKay Rd			5,924







Guest Service Lobby



Various Work Layouts



Offices



Employee Breakroom



Optional Excess Acreage Available (not included with the sale of the building)



Cell Tower with Income on Excess Acreage

## Contact Us

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