

Breeden COMMERCIAL

OFFERING MEMORANDUM

510 E. Jackson St. – Industrial

510 EAST JACKSON STREET
SHELBYVILLE, IN 46176

PRICE

\$375,000

PRICE / SF

\$98.37

Jared Richey

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Breeden
COMMERCIAL

Executive Summary

510 East Jackson Street · Shelbyville, IN 46176

 ASKING PRICE

\$375,000

 PRICE/SF

\$98.37

 BUILDING SF

3,812

 ZONING

IL: Light Industrial

We are pleased to present 510 E. Jackson St. - Industrial, a premier industrial warehouse and distribution facility located at 510 East Jackson Street in Shelbyville, Indiana. This exceptional logistics asset offers investors a rare opportunity to acquire a functional, well-maintained property in one of the region's most active industrial corridors. This property is well suited for automotive, construction, service, trades, or other businesses needing a combination of shop space and secure outdoor storage.

The property features two garage bays with approximately 93' of depth and 38' wide, a small 120 SF office, and a .55 acre fenced lot providing valuable space for vehicles, equipment, trailers, or material storage.

510 E. Jackson St. - Industrial benefits from a premier logistics location at 510 East Jackson Street in Shelbyville, Indiana. The facility is strategically positioned near major interstate highways and intermodal transportation hubs, providing tenants with efficient access to regional and national distribution networks.

Functional industrial space with secure yard area can be difficult to find. If your business needs room to work inside and outside, keep an eye out for this one.

PROPERTY DATA

Building SqFt	3,812
Office SqFt	120
Lot Size (Acres)	0.686
Zoning	Light Industrial
County	Shelby
Frontage	202'
Construction	Metal

Investment Highlights

510 E. Jackson St. presents an opportunity to acquire a functional light industrial asset at an accessible basis of just \$98.37/SF. The combination of warehouse space, office, secure outdoor storage, and Light Industrial zoning creates flexibility for a variety of users while providing an investor multiple paths to lease-up and long-term value creation.

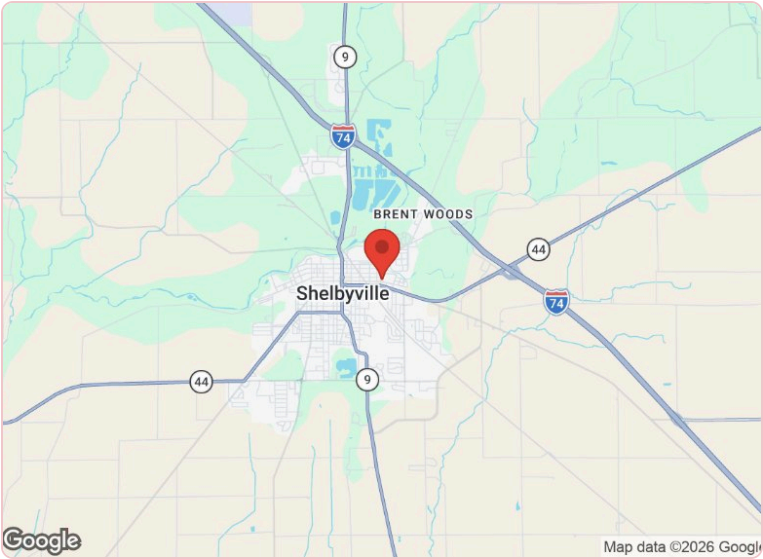
- \$375,000 Asking Price | \$98.37/SF
- 3,812 SF Light Industrial / Service Facility
- Two Drive-In Garage Bays
- Approx. 93'x38' Garage
- 120 SF Office Component
- Approx. 0.55-Acre Fenced Lot
- Secure Outdoor Storage / Laydown Area
- Vehicle & Equipment Storage Capability
- Functional Layout for Single-Tenant Occupancy
- Light Industrial Zoning Allows a Broad Range of Potential Uses
- Well Suited for Contractors, Service Companies, Automotive Users & Light Industrial Operations
- Opportunity for an Investor to Lease the Property and Establish Income
- Potential Owner-User Acquisition with Future Investment Value
- Established Shelbyville Industrial Location with Access to I-74

Asking Price	\$375,000
Price/SF	\$98.37
Building SF	3,812
Zoning	IL: Light Industrial
Fenced Lot	.55 Acres
Overhead Doors	2x 10'H x 14'W
Power	1-Phase: 200A, 120/240V
Clear Height	11' 5"

Location Highlights

510 E. Jackson St. is located in Shelbyville, Indiana, an established manufacturing and employment center along the I-74 corridor between Indianapolis and Cincinnati. Shelbyville's interstate connectivity provides industrial users convenient access to the Indianapolis metropolitan market and connections to the broader Midwest interstate network, supporting regional distribution, service, and manufacturing operations.

The surrounding market has a deep industrial presence, with major Shelbyville employers spanning automotive components, building products, warehousing, metals, and advanced manufacturing. Companies with substantial local operations include Ryobi Die Casting (USA) Inc, Knauf Insulation: Plant 1, Pilkington North America Inc and O'Neal Steel. This existing industrial ecosystem helps support a workforce and vendor base familiar with manufacturing, logistics, skilled trades, and industrial service operations.



LOCATION

Address	510 East Jackson Street
City	Shelbyville
State	Indiana
Zip Code	46176
Country	Shelby
Coordinates	39.523858, -85.767159



AIRPORTS

Indianapolis Regional Airport	23.2 mi
Muhammad Ali International Airport	105.0 mi
Cincinnati International Airport	85.0 mi



HIGHWAYS

I 74;US 421;SR 9	1.2 mi
I 74;US 421	1.8 mi

Zoning & Land Use

ZONING DESIGNATION

IL – Light Industrial

510 E. Jackson St. is zoned IL – Light Industrial, providing flexibility for a variety of industrial, warehouse, distribution, and business-related uses. The zoning is intended primarily for operations conducted within an enclosed building, making the property well suited for users seeking a clean industrial or flex environment.

Potential uses include light manufacturing and assembly, warehouse and distribution, contractor operations and storage, wholesale businesses, research and development, data/call center operations, and other light industrial processing uses. Mini-storage and certain institutional or utility-related uses are also permitted.

Additional uses may be possible through the City's special exception process, including boat/RV storage, truck-related facilities, medical or health clinics, hotels, conference facilities, and other specialized uses.

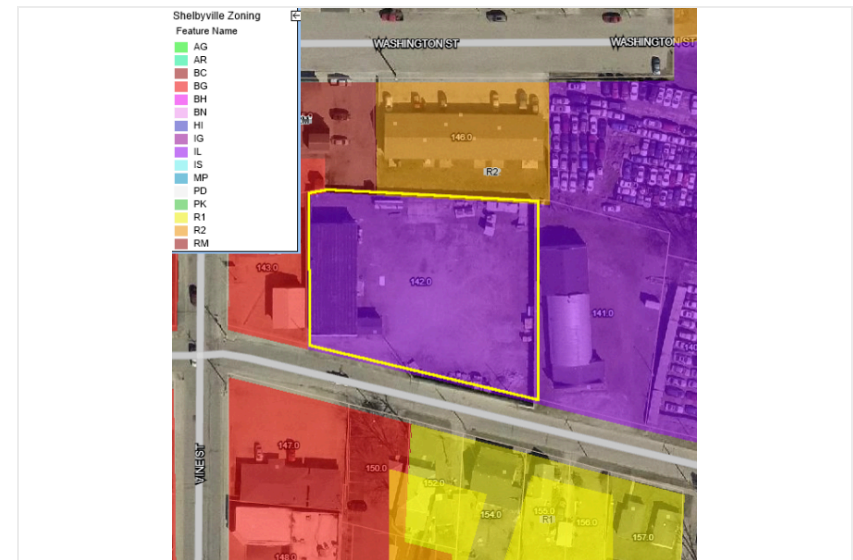
The broad IL zoning creates flexibility for both owner-users and investors seeking to reposition the property for a variety of industrial or employment-oriented tenants.

LAND USE DETAIL

Lot Size (Acres)	0.686
Building SF	3,812
Frontage	202'

JURISDICTION

Shelby County

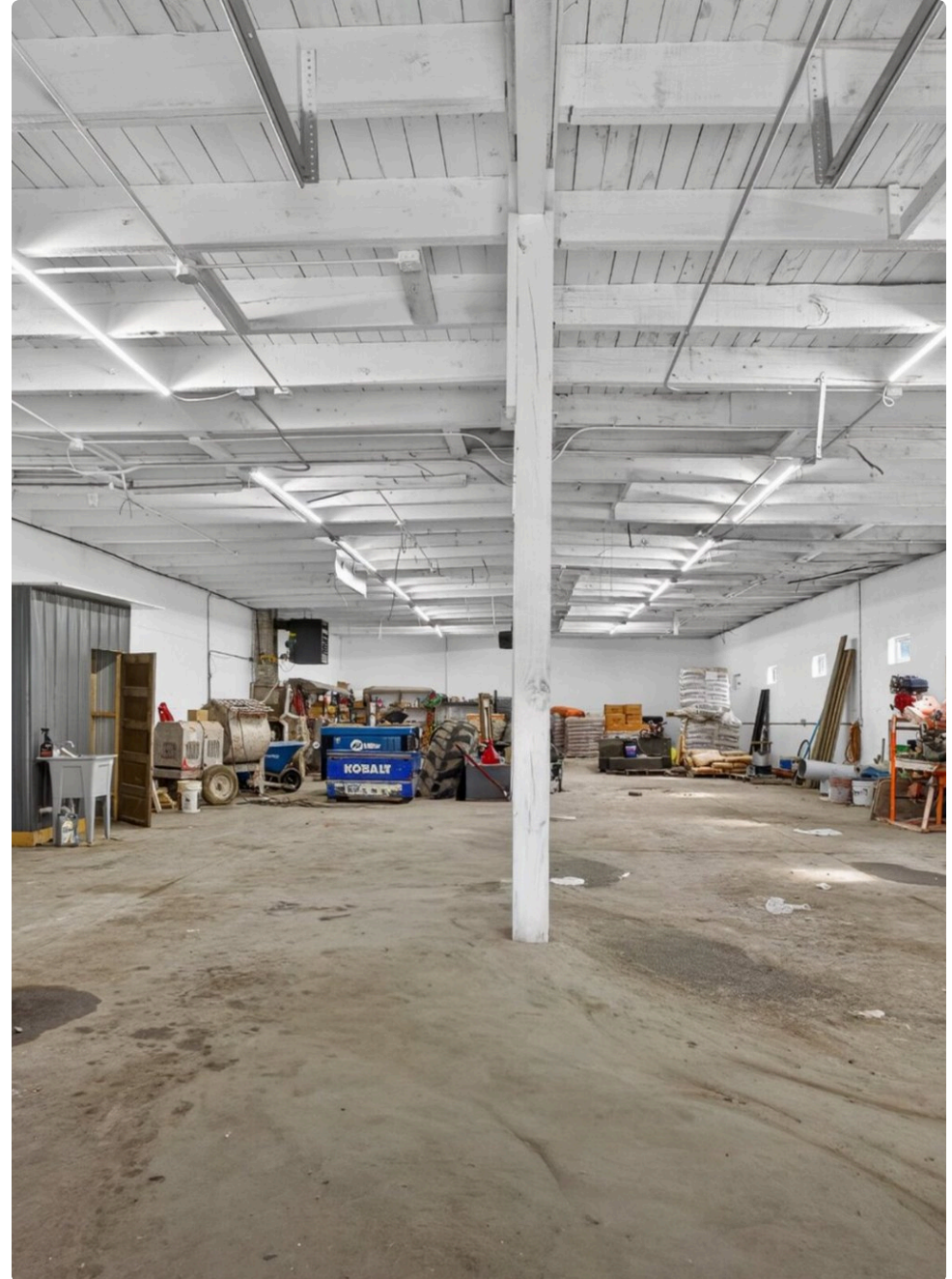


PERMITTED USES

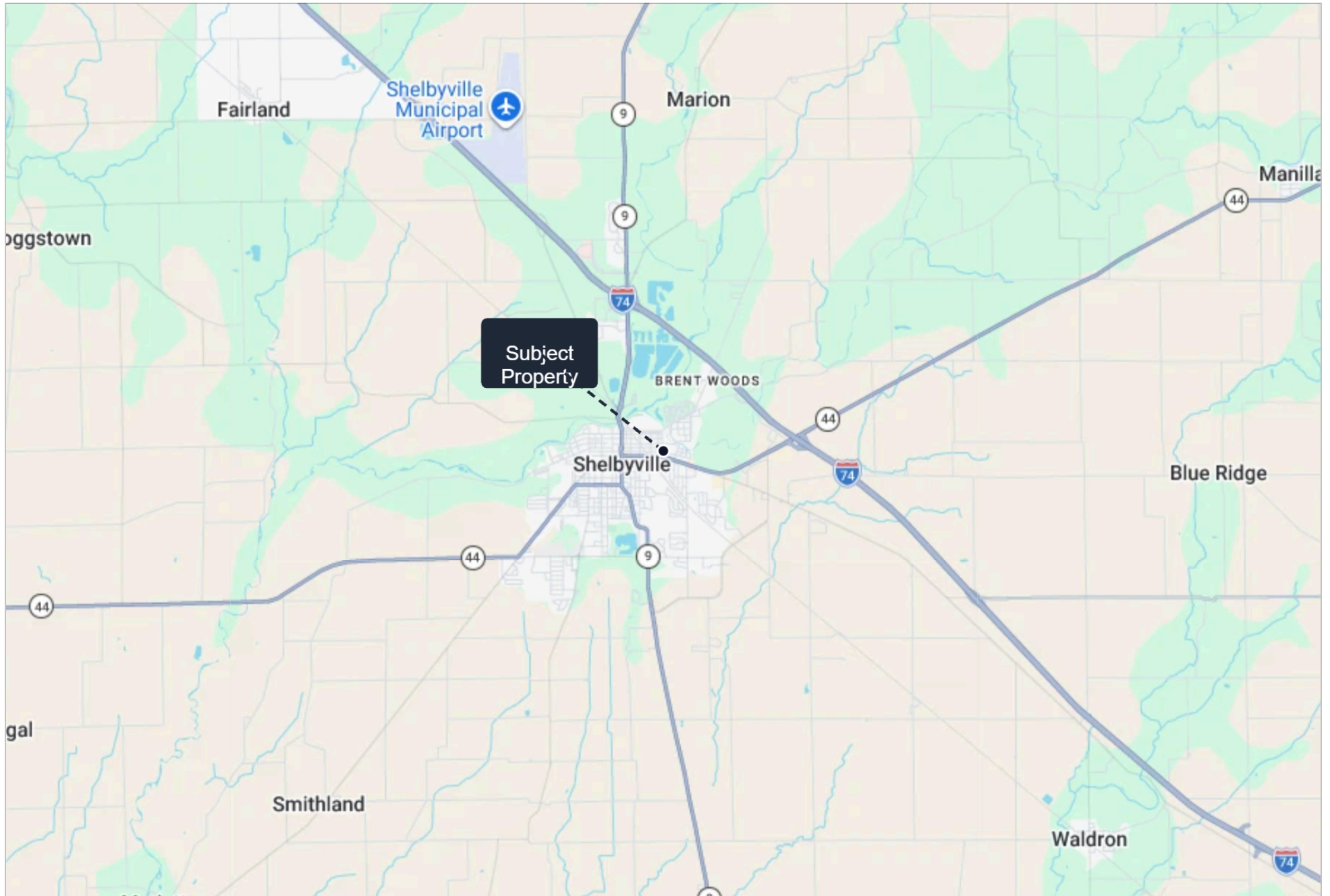
- Agricultural Uses
- Commercial Uses
- Industrial Uses
- Institutional Uses
- Park Uses
- Utility Uses



Photo Gallery



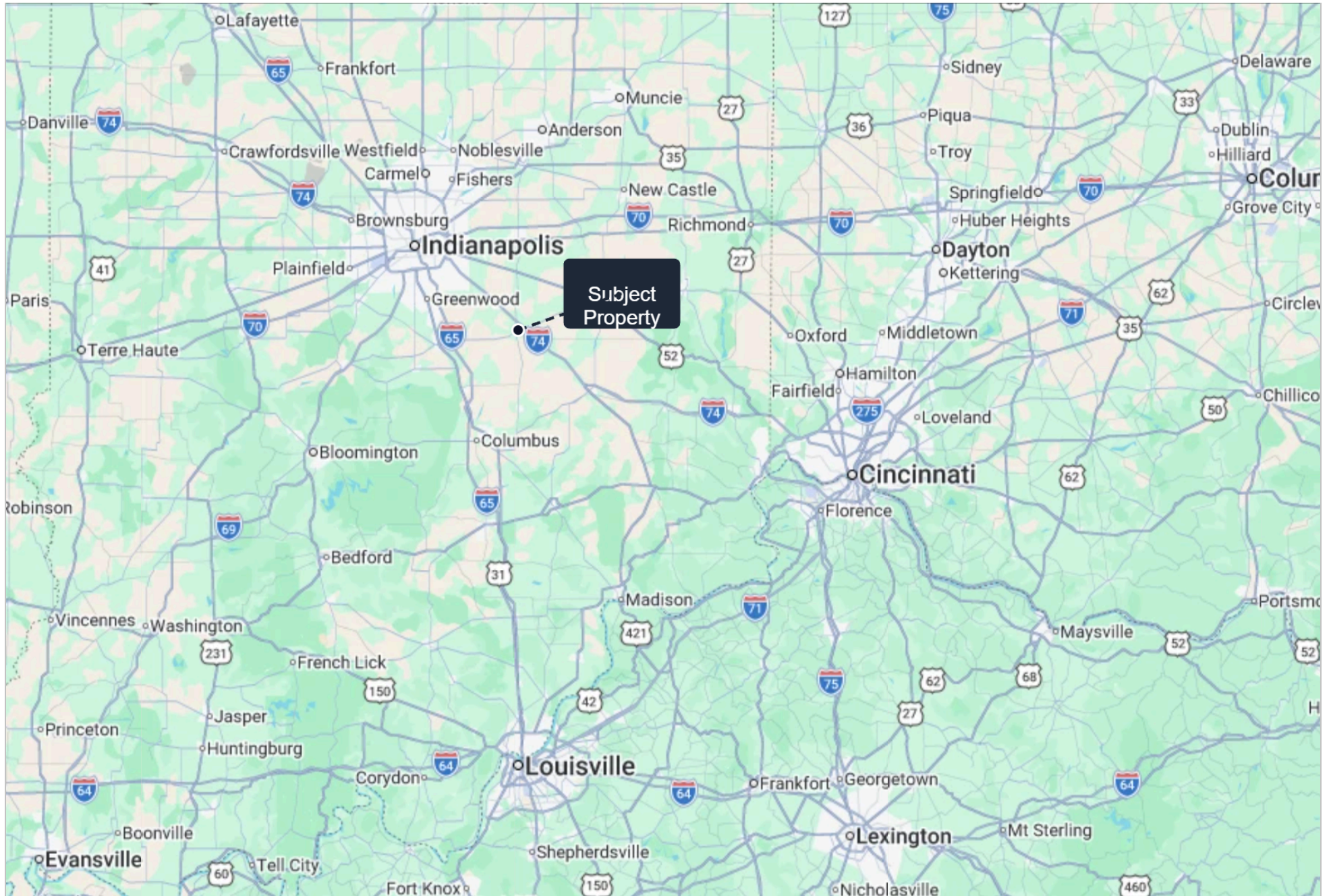
510 E. Jackson St. - Industrial



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Market Overview



POPULATION
21,204

AREA
11.8 sq mi

ELEVATION
764 ft

COUNTY
Shelby County

INCORPORATED
1822

STATE
Indiana

Market Overview: Shelbyville, IN

Shelbyville serves as the commercial and employment center of Shelby County and benefits from a strategic location along the I-74 corridor southeast of Indianapolis. The city had an estimated 2025 population of 21,204, representing approximately 5.4% growth since 2020, while Shelby County has a population of approximately 45,900.

The market's location provides businesses with convenient access to the greater Indianapolis region while maintaining the lower operating costs and accessibility associated with a smaller Indiana community. Shelbyville's established industrial and service-business base makes the area particularly well suited for contractors, automotive users, trades, distribution, and other businesses requiring functional shop and outdoor storage space. For properties such as 510 E. Jackson Street, the combination of industrial utility, fenced yard space, and access to the surrounding Shelby County market creates a practical location for small and growing businesses.

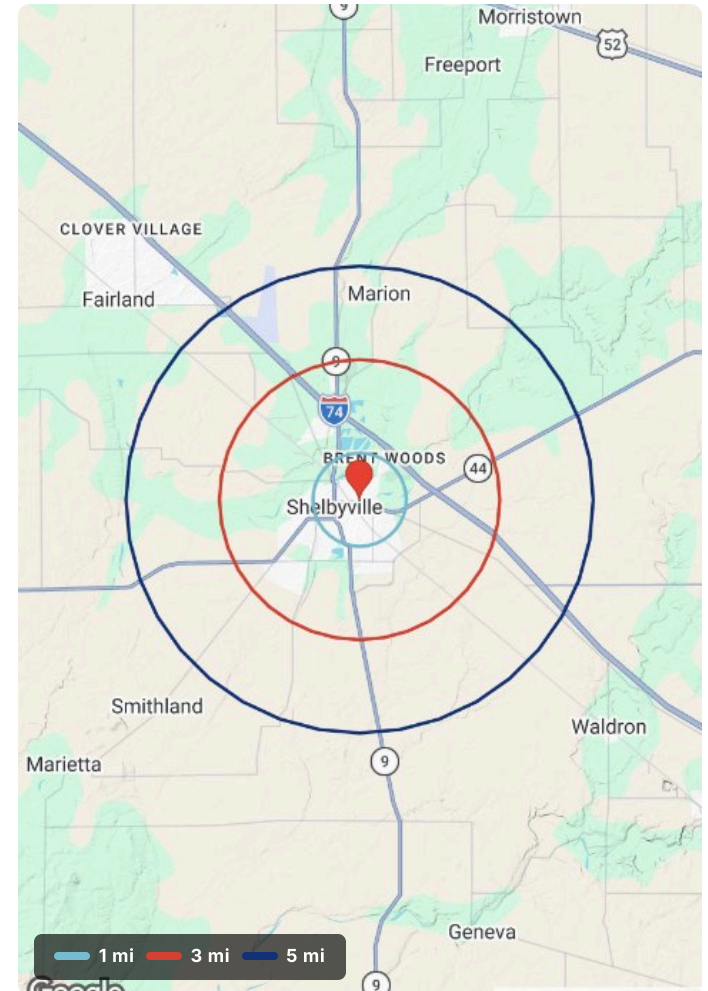
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	9,056	Population	23,468	Population	25,792
Median HH Income	\$58,013	Median HH Income	\$62,875	Median HH Income	\$64,676
Households	3,791	Households	9,645	Households	10,619

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,030	21,121	23,396
2010 Population	8,914	22,023	24,370
2026 Population	9,056	23,468	25,792
2031 Population	9,152	23,735	26,063
2026-2031 Growth Rate	0.21 %	0.23 %	0.21 %
2026 Daytime Population	8,376	26,456	28,182
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,780	8,472	9,355
2010 Total Households	3,634	8,765	9,723
2026 Total Households	3,791	9,645	10,619
2031 Total Households	3,872	9,862	10,850
2026 Avg. Household Size	2.34	2.38	2.38
2026 Owner Occupied Housing	2,003	5,775	6,593
2031 Owner Occupied Housing	2,074	5,985	6,819
2026 Renter Occupied Housing	1,788	3,870	4,026
2031 Renter Occupied Housing	1,797	3,877	4,031
2026 Vacant Housing	549	970	1,030
2026 Total Housing	4,340	10,615	11,649
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	402	775	834
\$15,000-\$24,999	388	947	989
\$25,000-\$34,999	371	884	957
\$35,000-\$49,999	542	1,244	1,322
\$50,000-\$74,999	727	1,892	2,013
\$75,000-\$99,999	582	1,390	1,518
\$100,000-\$149,999	449	1,490	1,739
\$150,000-\$199,999	196	596	714
\$200,000 or greater	134	428	532
Median HH Income	\$58,013	\$62,875	\$64,676
Average HH Income	\$69,967	\$77,267	\$80,190



\$58,013 MEDIAN HH INCOME (1-MI)	\$69,967 AVG HH INCOME (1-MI)
52.8% OWNER OCCUPIED (1-MI)	47.2% RENTER OCCUPIED (1-MI)
12.6% VACANCY RATE (1-MI)	0.21 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BREEDEN COMMERCIAL, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BREEDEN COMMERCIAL, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BREEDEN COMMERCIAL, LLC has not verified, and will not verify, any of the information contained herein, nor has BREEDEN COMMERCIAL, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE BREEDEN COMMERCIAL, LLC ADVISOR FOR MORE DETAILS.

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510 E. JACKSON ST. - INDUSTRIAL