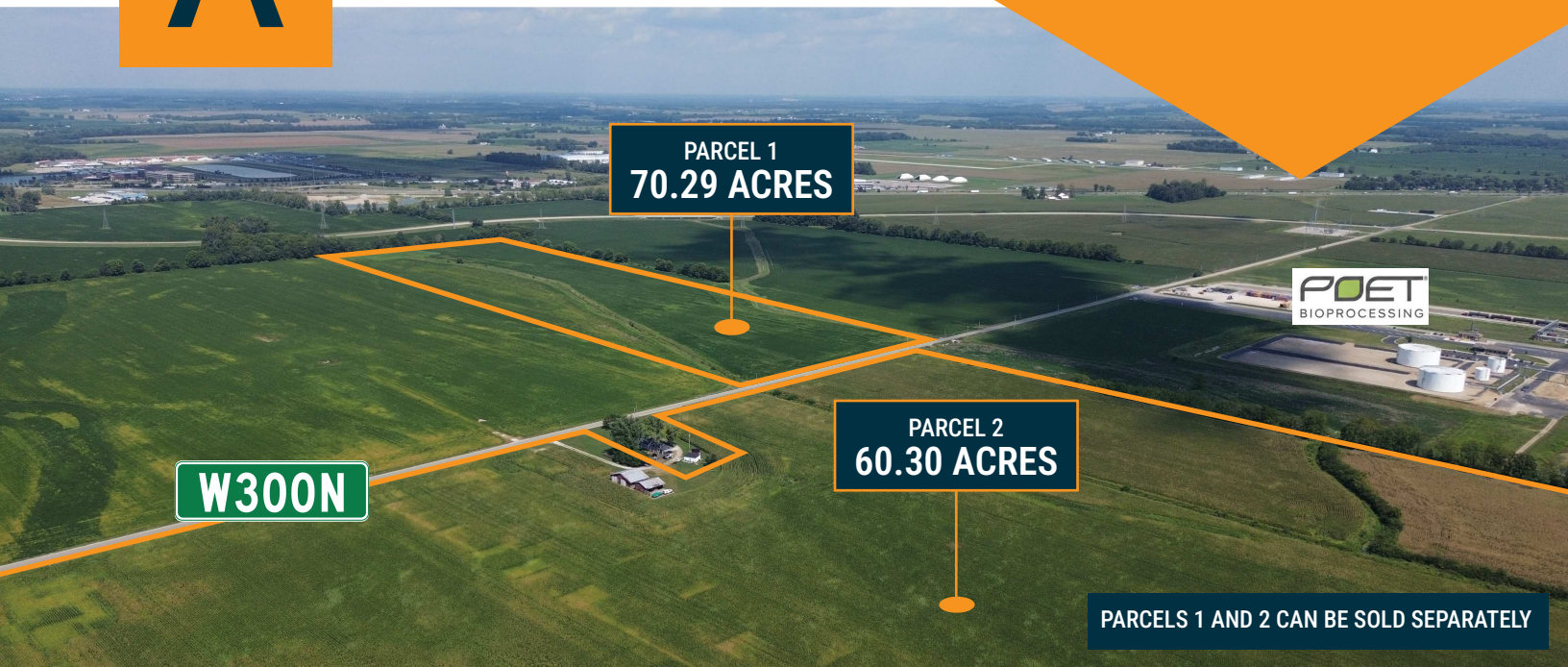




ALLIES
COMMERCIAL
REALTY



FOR SALE

130+ AC Industrial Development Opportunity

Land

W 300 NORTH
SHELBYVILLE, IN 46176

VIEW THIS
LISTING ONLINE



ASKING PRICE
\$6,529,500 (\$50,000/AC)



LAND AREA
130.59 acres total
Parcel 1: 70.29 acres
Parcel 2: 60.30 acres



ZONING
IG (General Industrial)



HIGHWAY ACCESS
5 minutes from I-74



AIRPORT ACCESS
45 minutes from
Indianapolis International Airport
1 hour 40 minutes from Cincinnati/
Northern Kentucky International Airport



**NEIGHBORING MUNICIPAL
IMPROVEMENTS**
Extension of Tom Hession Dr

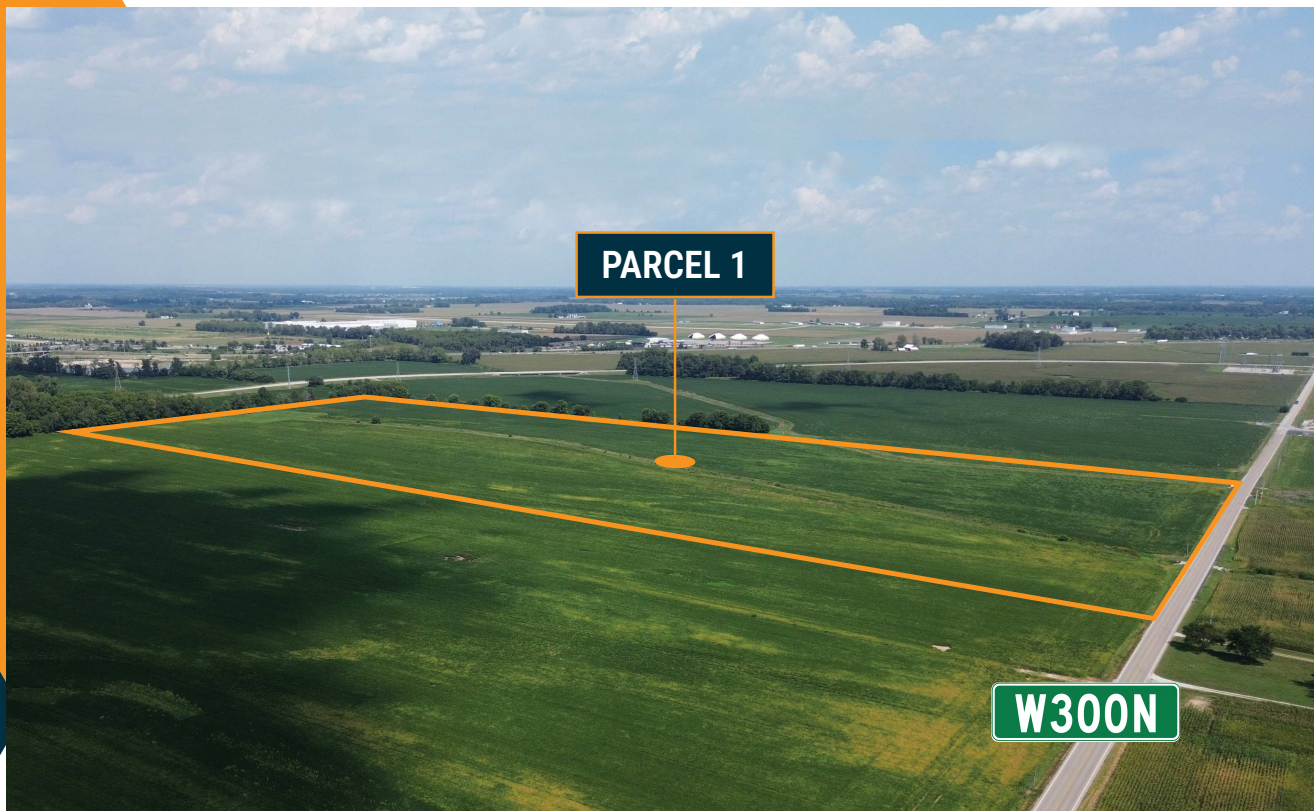


UTILITIES
Gas and Electric on site
Water and Sewage stop at POET



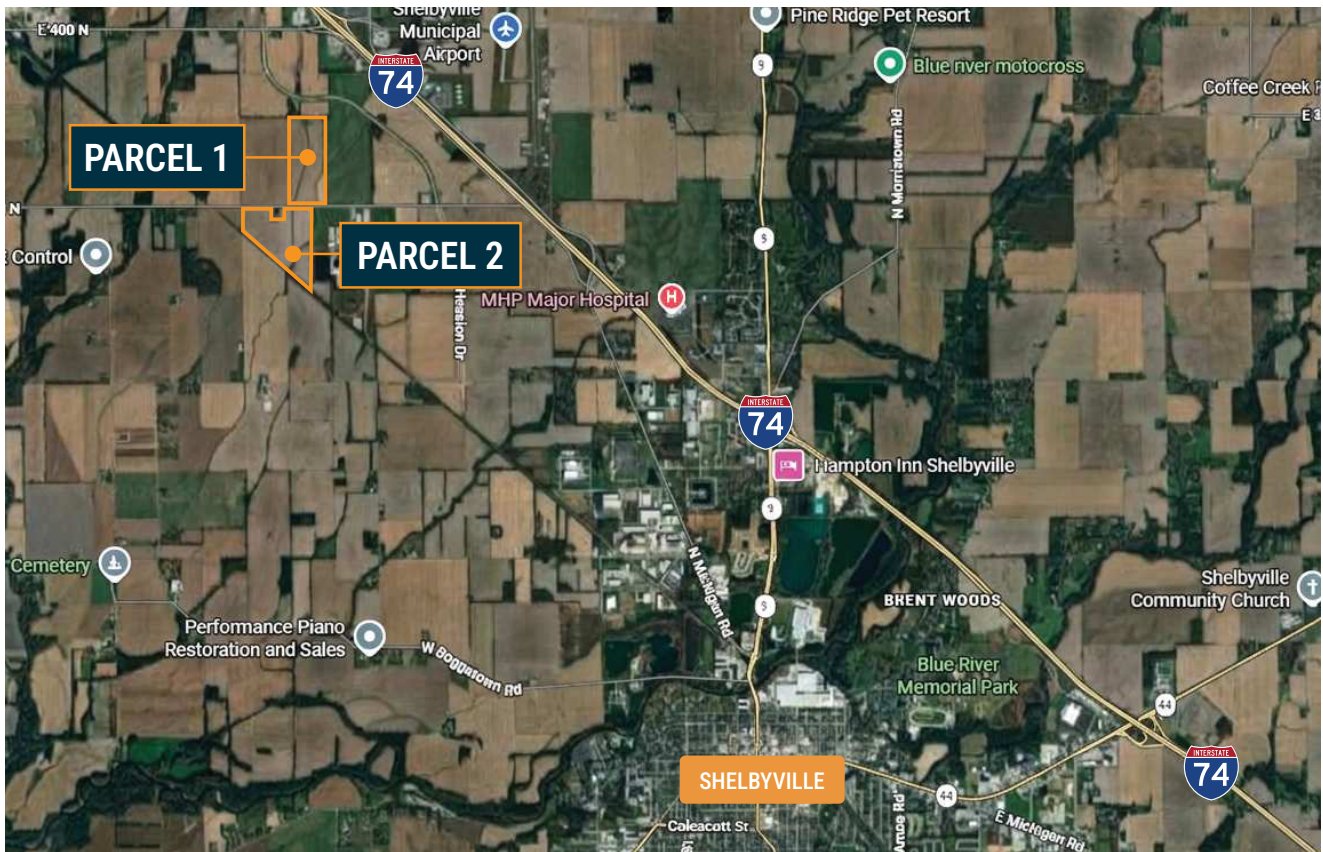
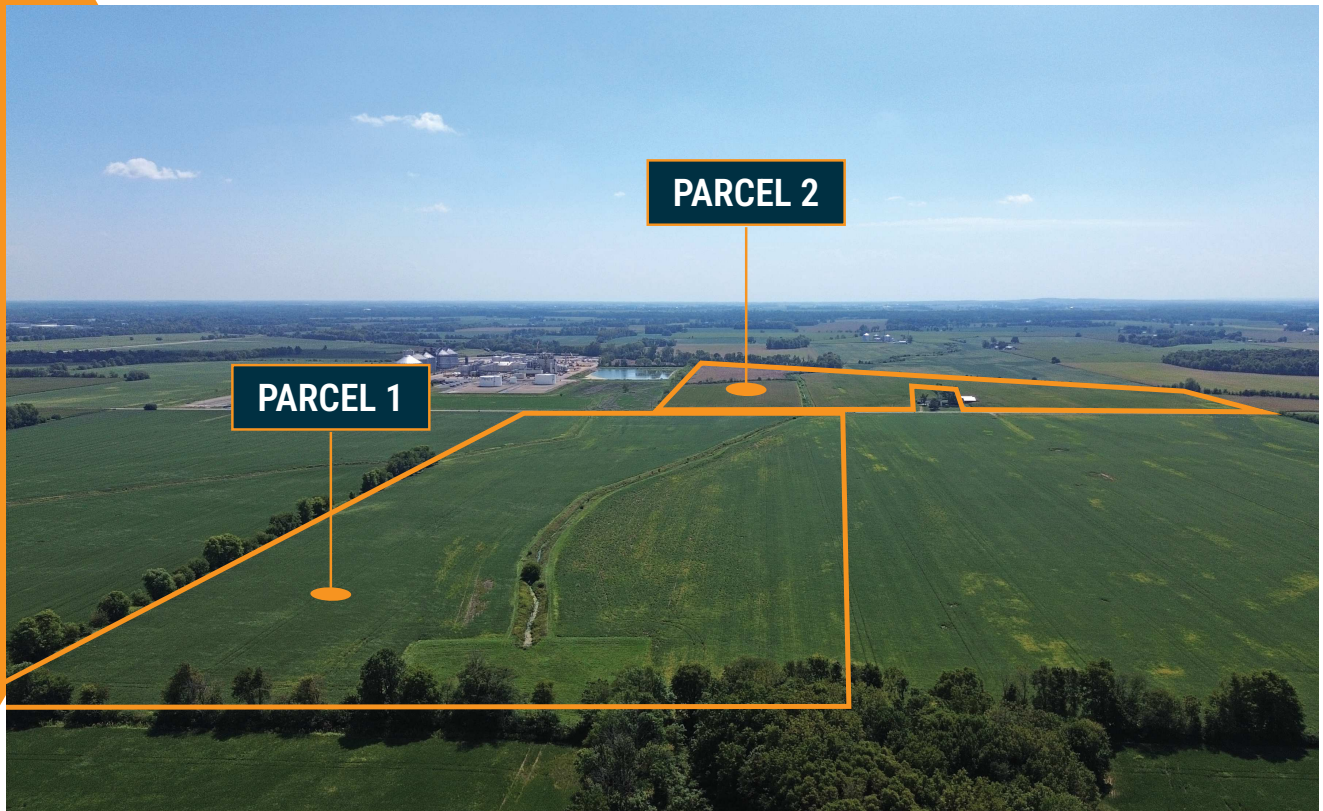
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Land For Sale | W 300 North, Shelbyville, IN 46176



PARCELS 1 AND 2 CAN BE SOLD SEPARATELY





Why Shelbyville?

23.1%
MANUFACTURING

Share of Shelby County
employment – nearly
1 in 4 local jobs

Shelbyville is a well-established manufacturing and logistics hub strategically positioned within Indiana's automotive corridor. Manufacturing accounts for approximately 23% of Shelby County employment, supported by a skilled workforce and a concentration of global automotive and advanced-manufacturing companies.

With direct access to I-74, connections to I-65, I-465, I-69 and I-70, and CSX rail service, Shelbyville provides efficient access to Indianapolis, Cincinnati and major Midwest markets. Combined with shovel-ready industrial sites and proximity to Honda's Greensburg manufacturing operation, Shelbyville is well positioned for continued industrial growth and investment.

Other Major Employers

POET
BIOPROCESSING

**five
BELLOW**

KNAUF
INSULATION

Kroger
LOGISTICS RECEIVING

I.P.F.

KN Platech

PILKINGTON
NORTH AMERICA

MBCT

RYOBI

TORAY
TORAY RESIN

O'NEAL STEEL
THE METALS COMPANY

PKX USA
INC.

Permitted Uses

- **Agricultural Uses**
 - Farm (general)
- **Industrial Uses**
 - Agricultural products terminal
 - Data center
 - Data processing and entry center
 - General industrial production
 - Light industrial assembly and distribution
 - Light industrial processing and distribution
 - Research and development facility
 - Warehouse and distribution center
- **Institutional Uses**
 - Parking lot or parking garage (primary use)
 - Police, fire, or rescue station
- **Park Uses**
 - Nature preserve/center
- **Residential Uses**
 - Farmstead
- **Utility Uses**
 - Communication service exchange
 - Sewage treatment plant
 - Telecommunications facility
 - Utility substation
 - Water tower
 - Energy production, as an accessory use

LOCATION



DISTANCE

Indianapolis Airport 

37 miles (45 Min)

Cincinnati 

86 miles (1.5 hrs)

Louisville 

108 miles (2 hrs)

Chicago 

213 miles (3.5 hrs)

St. Louis 

267 miles (4.5 hrs)

W 300 NORTH, SHELBYVILLE, IN 46176

VIEW THIS
LISTING ONLINE



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