RESOURCE
rcre.com

311 S SHELBY ST
INDIANAPOLIS, IN 46202

INDUSTRIAL **SALE**

WHITE RIVER

Monument Circle

Washington St.

INTERSTATE 65

Cintas

Victory Field

Indiana Convention Center

Bankers Life Fieldhouse

Southeastern Ave.

Indy Telcom Center

Lucas Oil Stadium

N.K. Hurst Company

Eli Lilly and Company

SITE

Oliver Ave.

McCarty St.

Shelby St.

INTERSTATE 70

Indianapolis Power & Light

Morris St.

▶ I-4-U ZONED INDUSTRIAL SITE
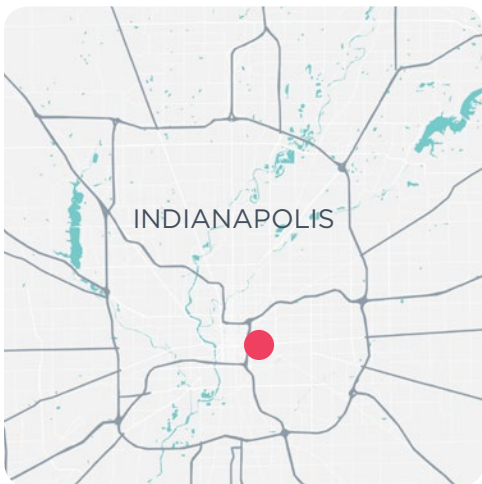
INDIANAPOLIS

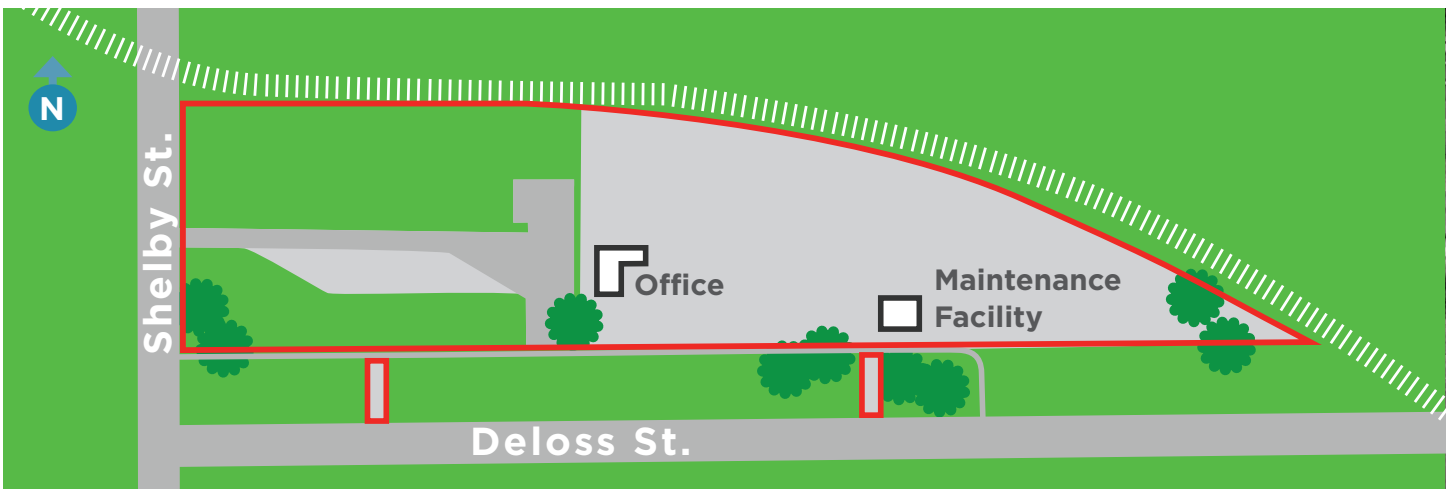| AVAILABLE SPACE	SALE PRICE
±20.4 Acres	$2,700,000

Visible and accessible site close to Downtown Indianapolis. Zoned for heavy industrial use. Ideal for truck maintenance, trailer storage, and any other outdoor storage.

+ Zoned I-4-U
+ Frontage on South Shelby Street and Deloss Street
+ Close access to I-70 & I-65
+ 6,764 SF office
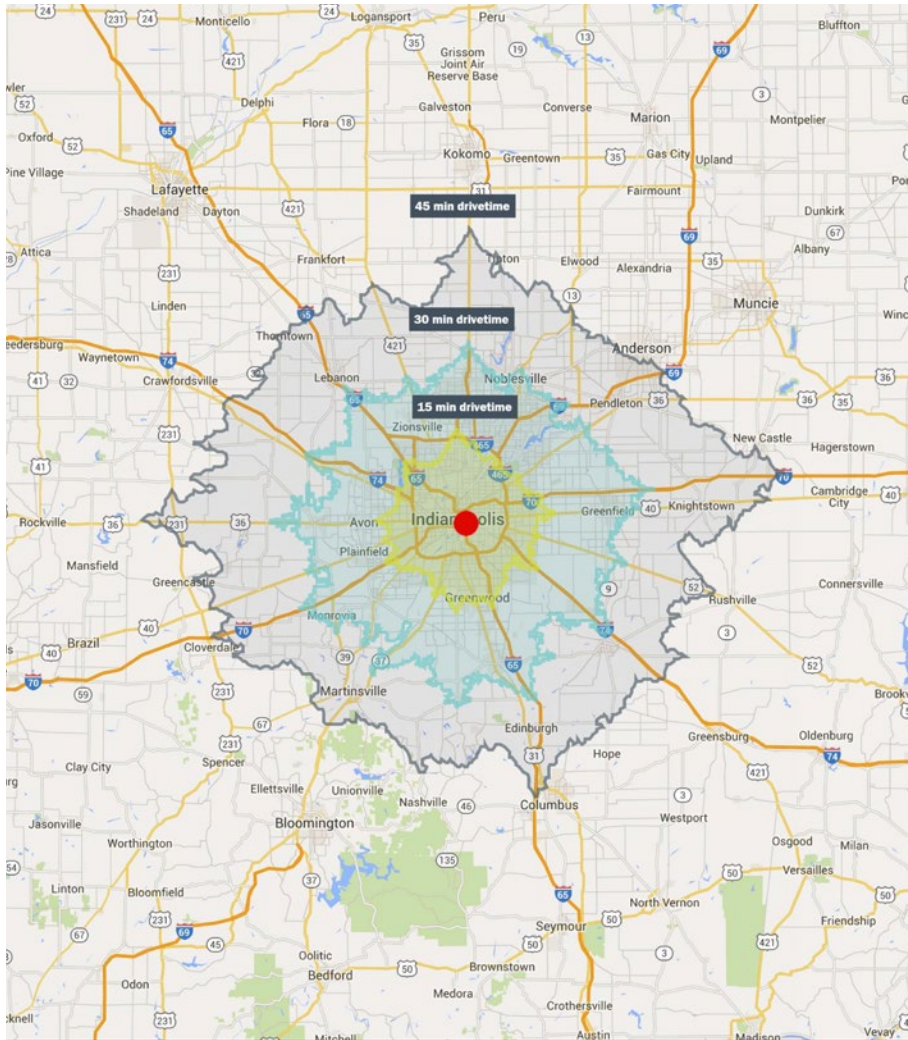+ 4,725 SF maintenance facility

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

W. Dustin Looper
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311 SOUTH SHELBY STREET // SITE PLAN

Fence around the east half of the site.

Asphalt/Concrete

Compacted Gravel/Concrete

PROPERTY DETAILS

Acreage	±20.4
Dimensions	2,230' x 545'
Zoning	I-4-U
Electrical	Indianapolis Power & Light
Gas	Citizens Energy
Water	City of Indianapolis
Sewer	City of Indianapolis
Building 1	6,764 SF Office
Building 2	4,725 SF Maintenance Facility

Surface	Compact gravel, asphalt, grass
Rail	Yes, CSX
Other	In ground truck and rail scales
Prior Uses	Rail yard, metal scrap recycling, trailer storage
Environmental Condition	No known conditions

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311 SOUTH SHELBY STREET // DEMOGRAPHICS

Proximity to:	Miles
I-70	< .5
I-65	< .5
Downtown Indianapolis	< .5
I-465	10
I-74	7
Indianapolis Intl. Airport	13
Cincinnati, OH	101
Louisville, KY	114
Fort Wayne, IN	129
Columbus, OH	179
Chicago, IL	182
St. Louis, MO	241
Detroit, MI	290

Corporate Neighbors
Allison Transmission
Calumet
Celadon
Cummins
Finish Line
Gordon Trucking
Ingredion
Lilly
McFarling Foods
NAPA
UPS Freight
Rolls Royce
Vitran Express

Drivetime	15 Minutes	30 Minutes	45 Minutes
Population	747,222	1,544,023	1,859,641
Households	307,910	618,468	738,829
Average Household Income ($)	55,275	71,873	71,728
White Collar	59.0%	64.5%	63.4%
Service	18.5%	16.1%	16.2%
Blue Collar	41.0%	35.5%	36.6%

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