



MANUFACTURING FACILITY

SHELBYVILLE, INDIANA

1703 MCCALL DRIVE

50,896± SF
11.43± ACRES

SALE PRICE:
\$3,300,000



Property Highlights

BUILDING AREA

50,896± SF

YEAR BUILT

1992

ACREAGE

11.43±

ZONING

Light Industrial ("IL")

CLEAR HEIGHT

19'

ELECTRIC

Duke Energy

LOADING

3 Docks/1 Drive-in

GAS

CenterPoint Energy

COLUMN SPACING

40' x 40'

WATER

Indiana American Water

CONCRETE FLOOR

Majority 8" with 6" & 10"

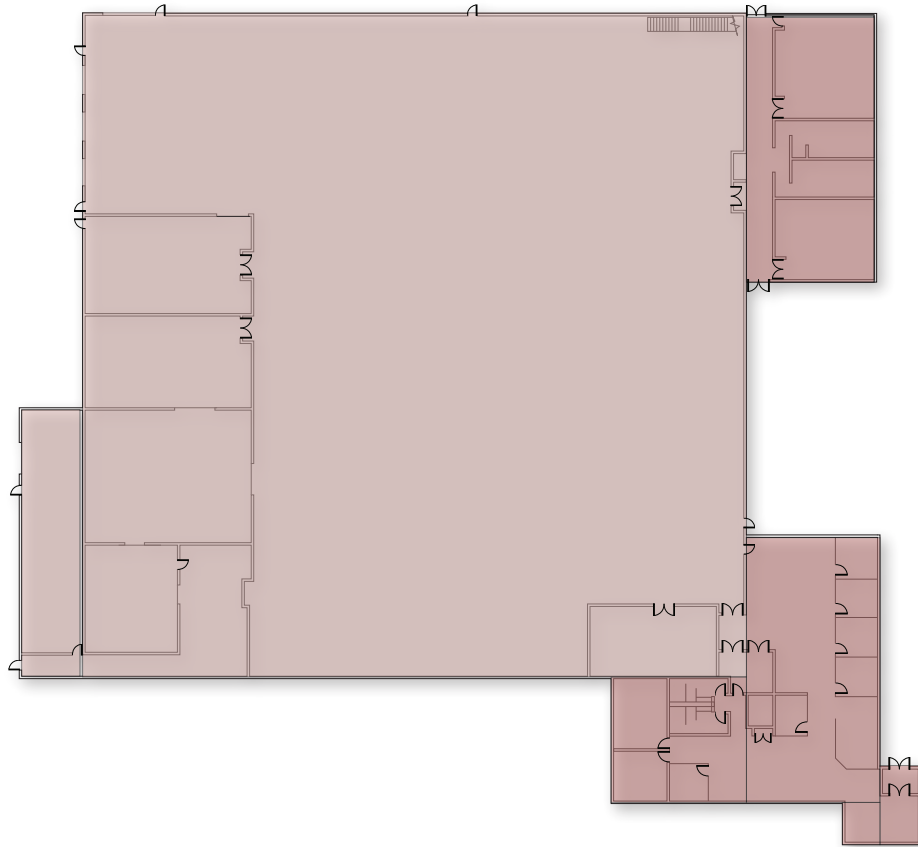
SEWER

City of Shelbyville Indiana

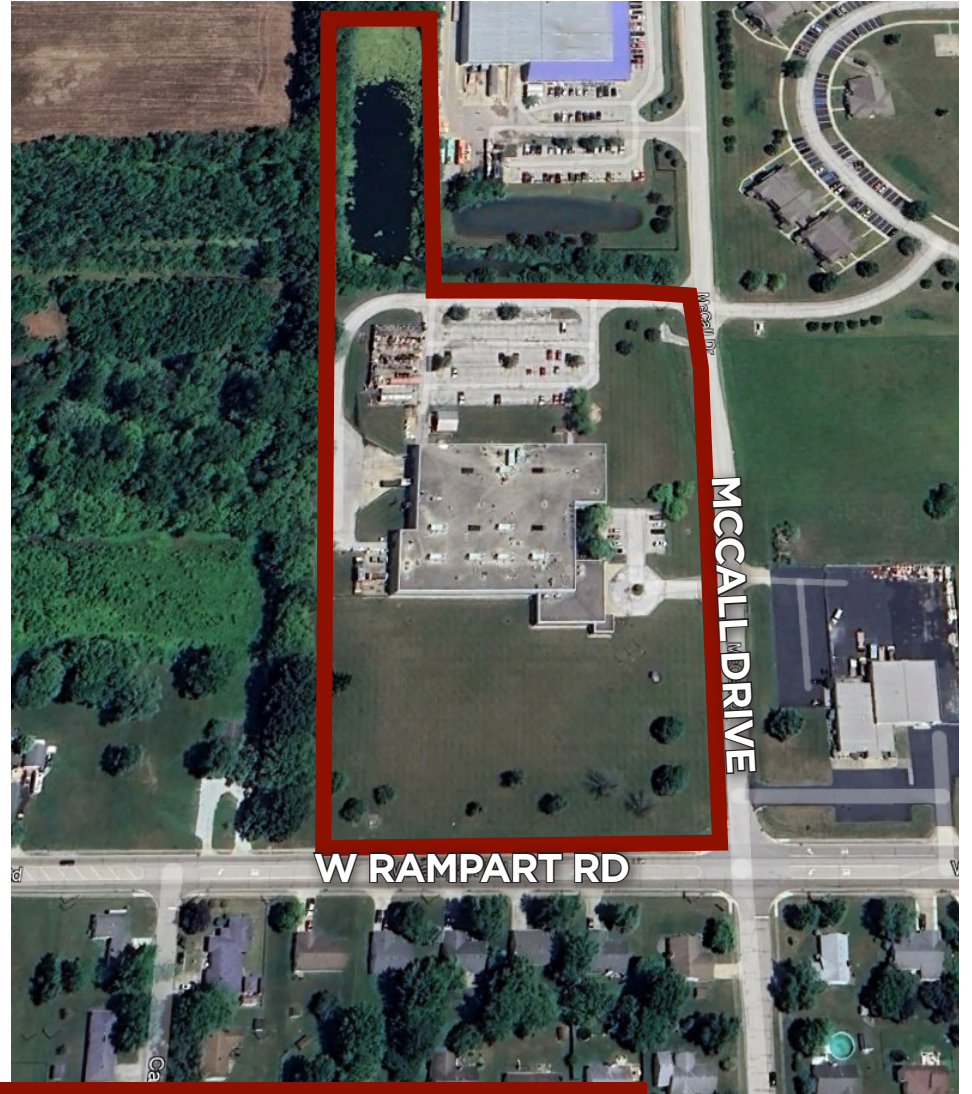
2024-2025 RE TAXES

\$67,902.05 (\$1.33 psf)





**Floor
Plan**



**Aerial
Map**

DEMOGRAPHICS

	5 Mile	10 Miles	20 Miles
Population	26,931	40,064	383,967
Households	11,054	16,257	148,806
Ave. HH Income	\$87,496	\$92,940	\$103,471
Median HH Income	\$70,619	\$74,842	\$83,662
Per Capita Income	\$36,047	\$37,832	\$40,193



Site Plan

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