

COMMERCIAL OFFICE FOR SALE OR LEASE



2500 PARKWAY DRIVE
SHELBYVILLE, INDIANA 46176

\$1,200,000
\$18/SF NNN

PRIME COMMERCIAL BUILDING AVAILABLE

This versatile commercial building, situated at 2500 Parkway Drive in Shelbyville, IN, presents a rare opportunity for your business endeavors. Boasting a spacious 5,940 square feet of floor area, this meticulously maintained property offers an array of possibilities. Built in 2004, it features modern infrastructure and a functional layout suitable for various business needs.

The property's .62-acre lot provides ample space for expansion or customization to suit your specific requirements. With 32 dedicated parking spaces, accessibility and convenience are assured for both clients and employees.

PROPERTY HIGHLIGHTS

- Former Dialysis Building
- Built in 2004
- Total Space: 5,940 square feet
- Land Area: 0.62 acres
- Parking: 32 Spaces



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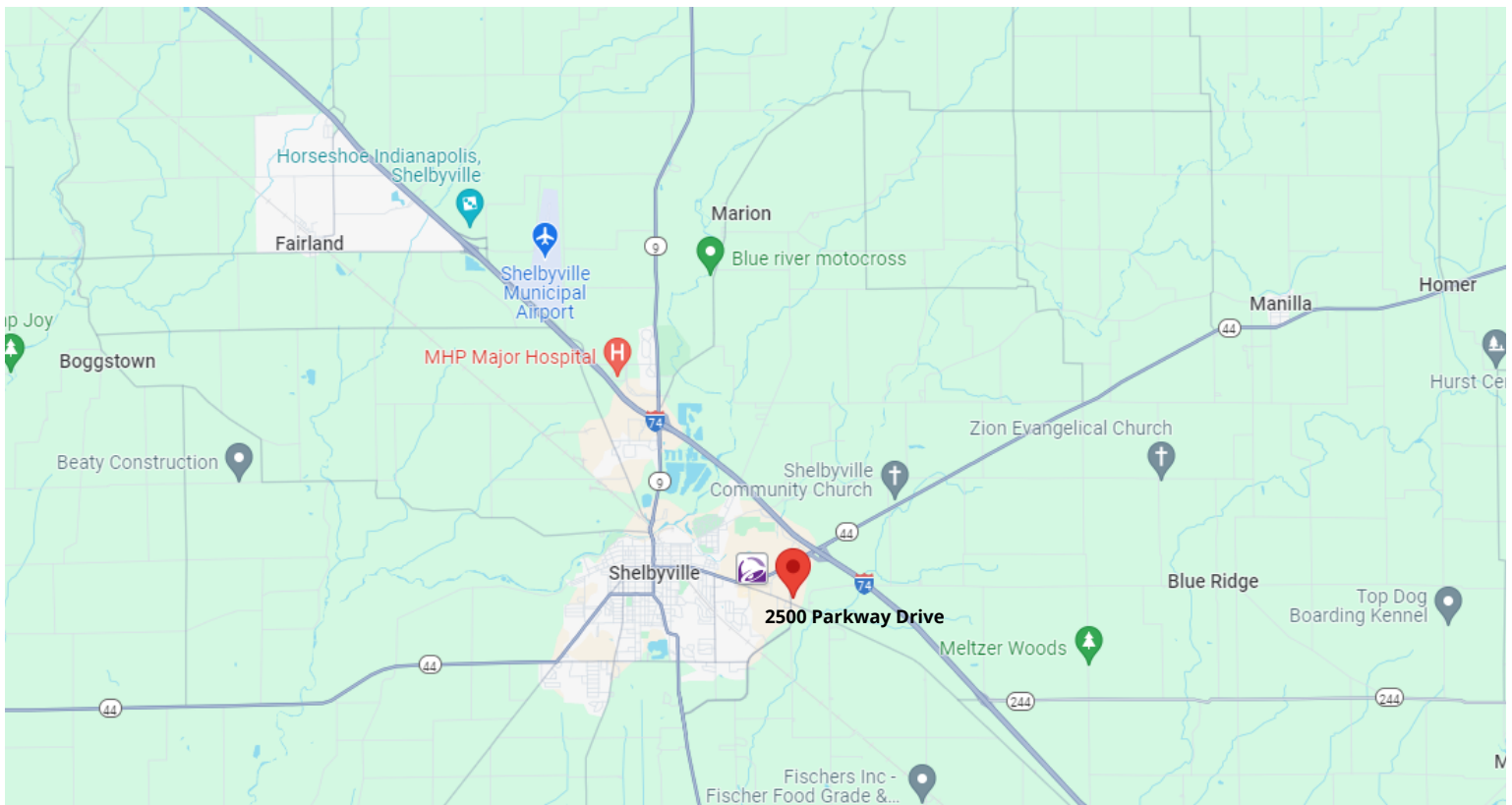


LOCATION OVERVIEW

Conveniently located less than 5 miles from MHP Major Hospital and numerous medical offices, this property offers proximity to essential healthcare services. Additionally, Shelbyville is home to the renowned Indiana Grand Racing Casino, adding vibrancy and entertainment options to the area. Shelbyville itself is experiencing a period of growth and rejuvenation. The downtown redevelopment plan is revitalizing the town, attracting new businesses, hosting more community events, and embracing Hoosier roots. With government and business leaders collaborating, Shelbyville is evolving into a preferred destination for artists, entrepreneurs, and young professionals alike.

Shelbyville is strategically located 26 miles southeast of Indianapolis, Indiana. With a population of over 20,000 residents, it serves as the county seat of Shelby County, offering a central hub for commerce and community development.

Shelbyville itself is experiencing a period of growth and rejuvenation. Don't be deceived by its quiet small-town charm—Shelbyville is at the forefront of a Renaissance! The downtown redevelopment plan is revitalizing the town, attracting new businesses, hosting more community events, and embracing our welcoming Hoosier roots. With government and business leaders collaborating, Shelbyville is evolving into a preferred destination for artists, entrepreneurs, and young professionals alike.



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