



Commercial | Residential Real Estate Specialists



F.C. Tucker Company

For Sale

Turnkey Industrial in Prime Hamilton County Growth Corridor



12,695 SF



1.38 Acres



10,695 SF
Warehouse



Retail and/or
Industrial



Year Built: 2005



17" Warehouse 10"
Retail/Office



\$2,195,000



Annie Scott



- ✓ Extensively renovated & expanded in 2021
- ✓ Former Retail - Occupied by Dollar General
- ✓ Fully fenced lot with automated gate entry
- ✓ Engineered design allowing truck turns
- ✓ Situated on SR 47 Near I-65 & US 31
- ✓ 3 Drive-In Door Docks
- ✓ Break Room, Conference Room, Offices
- ✓ Average Daily Traffic: 4,613 VPD



3893 WEST STATE ROAD 47, SHERIDAN, IN 46069

talktoannie.com

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This versatile industrial and flex property offers a premier opportunity for an owner-occupant or investor seeking a turnkey facility in the high-growth Hamilton County corridor. Comprising a total of 12,695 square feet, the building masterfully balances high-end office finishes with robust industrial capabilities. Originally constructed in 2005, the facility underwent an extensive addition and a complete remodel in 2021, ensuring that all systems and aesthetics meet modern professional standards. The property is exceptionally clean and well-maintained, presenting an immediate professional image for a new business operation.

The interior layout is thoughtfully divided to maximize utility, featuring 8,000 square feet of fully conditioned space. This includes approximately 2,000 square feet of dedicated office area, providing a comfortable environment for administrative and management staff. Complementing the conditioned space is a 4,000-square-foot warehouse characterized by 17-foot ceiling heights and three drive-in doors. This configuration is ideal for light manufacturing, specialized storage, or distribution, offering the vertical clearance and access necessary for a wide range of industrial applications.



Strategically located directly on State Road 47, the property provides high visibility and seamless logistics. Its proximity to both Interstate 65 and US Highway 31 allows for rapid regional connectivity, making it an efficient hub for reaching the Indianapolis metropolitan area and beyond. The site is engineered for heavy vehicle movement, featuring dedicated truck access and a fully fenced perimeter. Security and ease of entry are further enhanced by a specialized automated gate system, providing peace of mind and controlled access for high-value inventory or equipment.

Ultimately, 3893 W State Rd 47 represents a rare combination of modern infrastructure and strategic positioning. The recent 2021 renovations significantly reduce the need for immediate capital expenditure, while the secure, fenced lot and highway frontage provide the essential components for a thriving commercial enterprise.

Sheridan Lifestyle Overview



SKYLAKE THEME PARK



COMMUNITY EVENT



THE ABSTRACT



COMMUNITY EVENT



THE COMPOUND



COMMUNITY EVENT



SKYLAKE WATER PARK



MORGAN'S TAP AND GRILL

Sheridan, Indiana is positioned for a notable phase of growth driven by a combination of large-scale destination development, infrastructure investment, and steady residential expansion. The most significant catalyst is the SkyLake Theme Park project, a 126-acre, year-round adventure and recreation destination that is currently under development and expected to open in phases beginning in 2026. This project is anticipated to serve as a regional draw, increasing tourism activity and driving future demand for supporting commercial, retail, and hospitality uses in the immediate area. In addition, planned improvements along State Road 47, including roadway reconstruction, roundabouts, and pedestrian enhancements, will significantly improve accessibility and circulation through the corridor, further supporting long-term development potential. Alongside these catalysts, Sheridan continues to experience incremental residential growth and infill development tied to its location within expanding northern Hamilton County, as well as ongoing efforts to strengthen its downtown core and trail connectivity. Collectively, these factors position Sheridan as an emerging growth submarket with increasing relevance for investors, developers, and end users seeking early-stage opportunity in a transitioning Indiana community.

INDUSTRIAL FULLY GATED

ADDRESS	3893 W State Road 47 Sheridan, IN 46069
PRICE	\$2,195,000
LOT SIZE	1.38 Acre
BUILDING SIZE	12,695 SF
OFFICE SIZE	2,000 SF
WAREHOUSE SIZE	4,000 SF
ZONING	Light Industrial
APN	29-05-06-201-051.000-002
CEILING HEIGHT	17" Warehouse, 10" Inside
LOADING DOCKS	3 Drive In Doors - 9"
YEAR BUILT	2005
YEAR RENOVATED	2021
FOUNDATION	Concrete



CONSTRUCTION	Steel/Wood
FLOOR TYPE	Tile and Carpet
HEATING SYSTEM	Gas
HVAC	Electric
GUTTERS	Good
FIRE & SECURITY ALARM	Yes
EXTERIOR LIGHTING	Good
ELECTRICAL PANEL YEAR	2005
LIGHTING TYPE	LED - Replaced 2021

PROPERTY PHOTOS



CONTACT US

317-902-8622

PROPERTY PHOTOS



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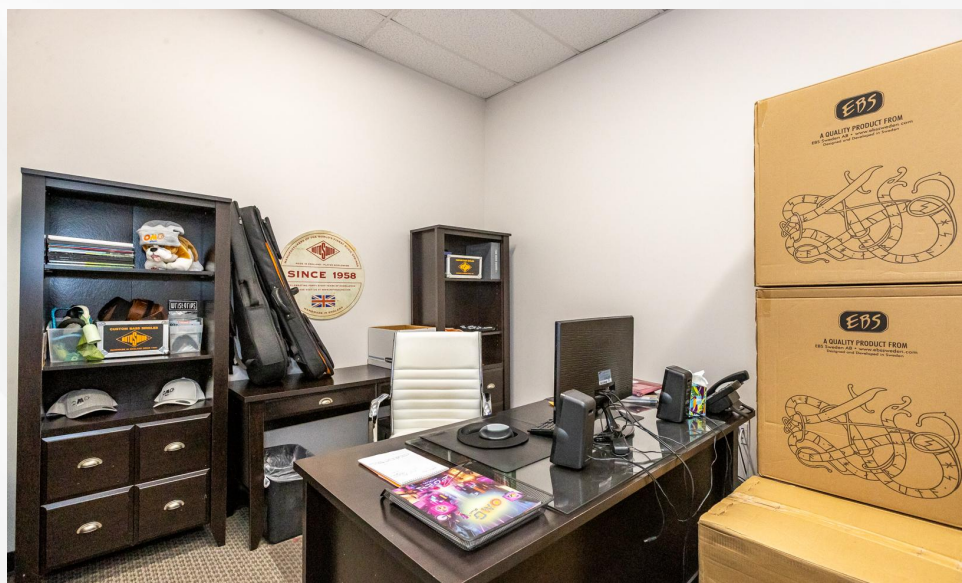
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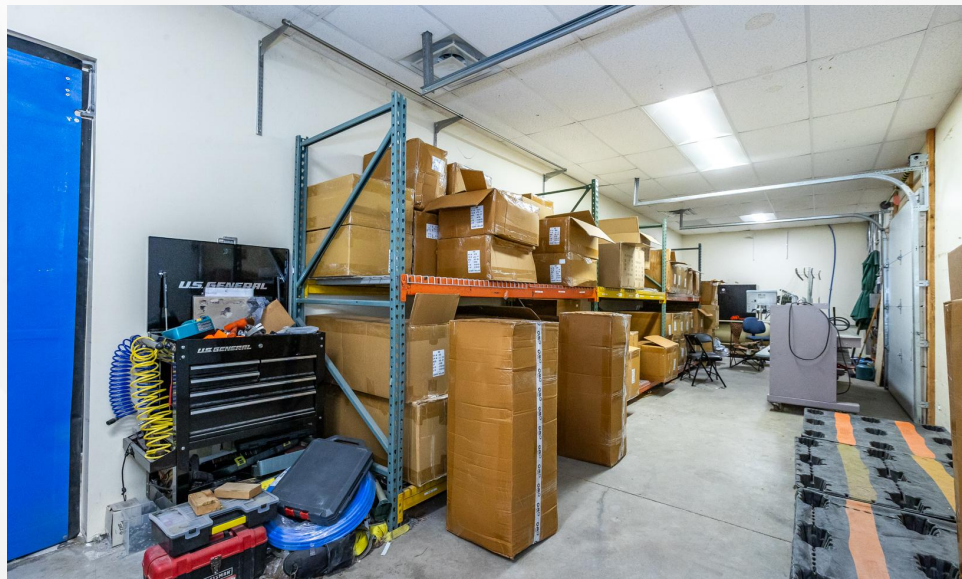
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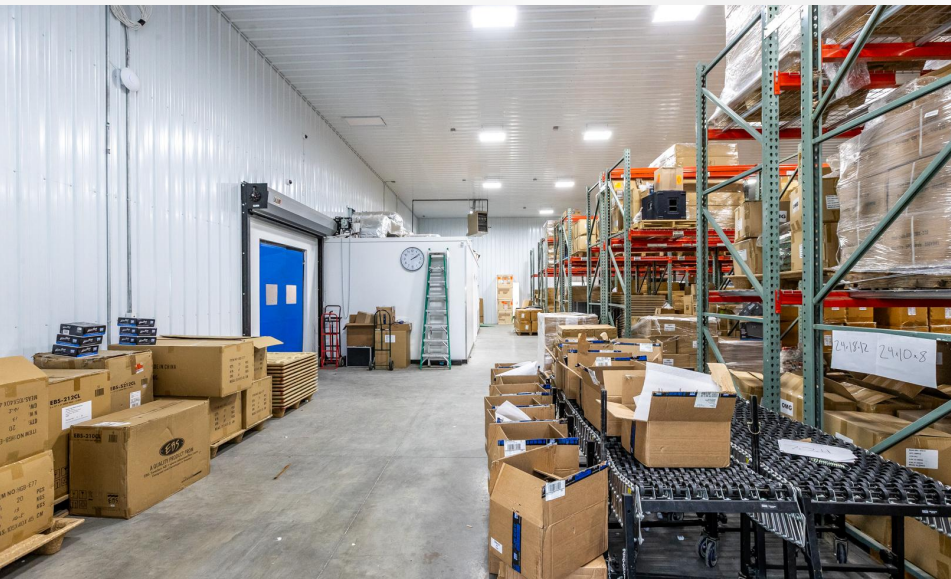
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FLOOR PLAN



The attached floor plan has been created by a licensed real estate agent and is provided solely for the purpose of giving potential buyers a general understanding of the property's layout. It has not been prepared or verified by a professional architect or engineer and should not be relied upon for any planning, construction, or legal purposes.

Buyer Responsibility:

The buyer is solely responsible for conducting their own due diligence, including, but not limited to:

1. Verifying the accuracy and dimensions of the floorplan.
2. Consulting with a licensed architect, engineer, or other relevant professional to confirm the suitability of the property for their intended use.
3. Performing any additional inspections or investigations deemed necessary.

Limitation of Liability:

The seller and the real estate agent make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of the floorplan. The seller and agent expressly disclaim all liability for any errors, omissions, or inaccuracies in the floorplan and will not be held liable for any decisions or actions taken based on this document.

By reviewing or utilizing this floorplan, the buyer acknowledges and agrees to the terms of this disclosure and accepts full responsibility for verifying all property details through independent professional resources.

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NEIGHBORHOOD MAP



DEMOGRAPHIC SUMMARY

3893 W State Road 47, Sheridan, Indiana, 46069

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

9,090

Population

40.1

Median Age



3,525

Households

\$65,778

Median Disposable Income

EDUCATION

5 miles

6.2%

No High School Diploma



36.4%

High School Graduate



24.2%

Some College/ Associate's Degree



33.2%

Bachelor's/ Graduate/ Prof Degree

INCOME

5 miles



\$81,478

Median Household Income



\$44,231

Per Capita Income



\$300,514

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$2,438

Apparel & Services



\$222

Computers & Hardware



\$4,061

Eating Out



\$7,524

Groceries



\$8,348

Health Care

BUSINESS

5 miles



173

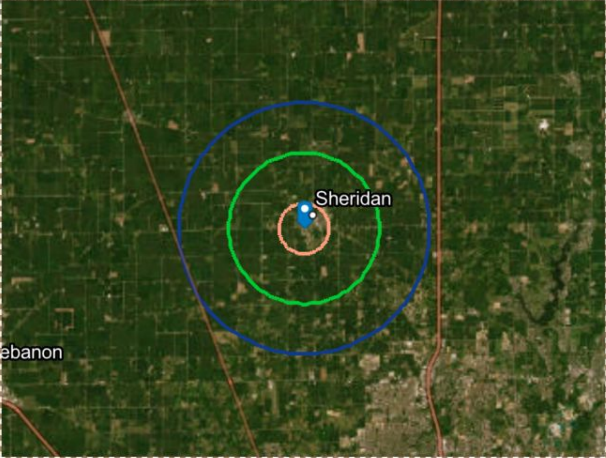
Total Businesses



1,968

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	3,901	5,405	9,090
2023 Household Population	3,826	5,327	8,999
2023 Family Population	3,051	4,326	7,492
2028 Total Population	4,491	6,194	10,622
2028 Household Population	4,416	6,116	10,530
2028 Family Population	3,512	4,948	8,734



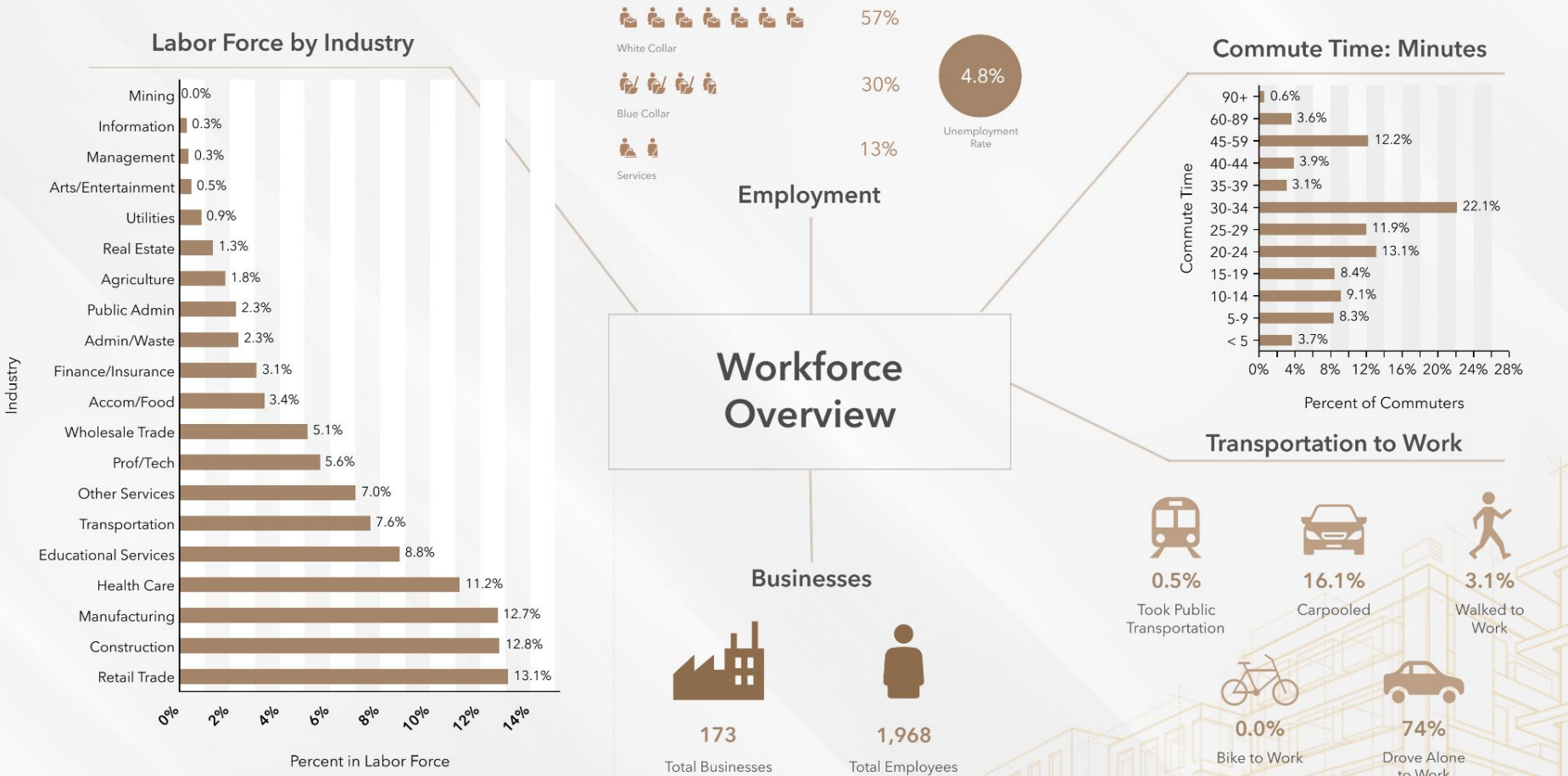
Economic Development Profile

3893 W State Road 47, Sheridan, Indiana, 46069

Ring of 5 miles



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Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

COMMUTE PROFILE

3893 W State Road 47, Sheridan, Indiana, 46069

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



3,460

ACS Workers Age 16+



74.1%

Drove Alone to Work

TRANSPORTATION TO WORK



0.5%

Took Public Transportation



16.1%

Carpooled



3.1%

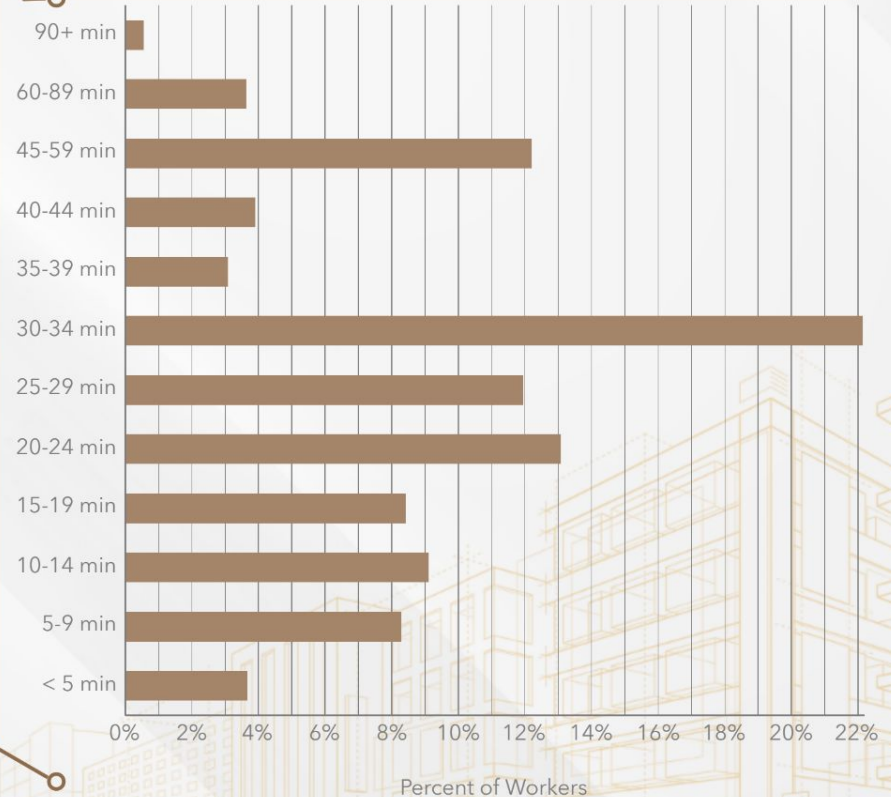
Walked to Work



0.0%

Bike to Work

TRAVEL TIME TO WORK



INDUSTRIAL FOR SALE

3893 W STATE RD 47

SHERIDAN, IN 46069

EXCLUSIVELY LISTED BY:

Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com



ANNIE SCOTT REALTY GROUP

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.