



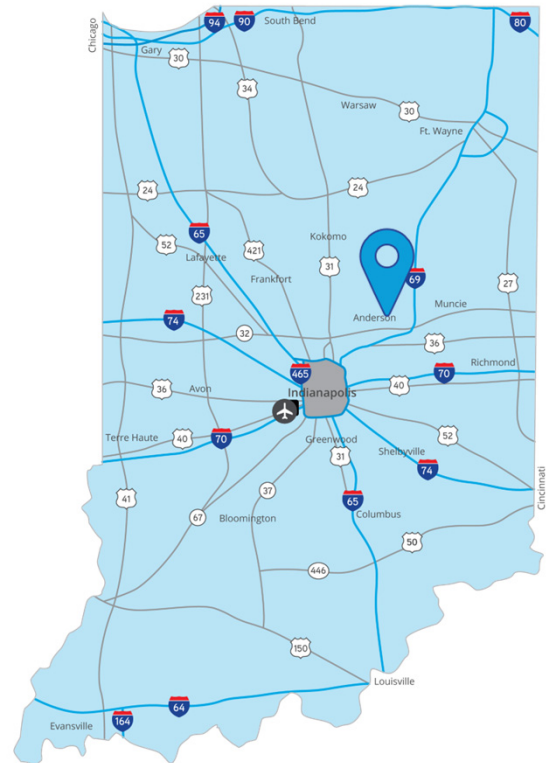
For Sale or Lease

# Industrial Building on 10 Acres

3040 E 38<sup>th</sup> St  
Anderson, IN 46013

## Property Highlights

- ± 13,320 SF total
- ± 6,982 SF Office and Lab
- Will divide
- ± 10.00 Acres
- Zoned I-1
- Year Built 1971
- Secured Outdoor Storage
- Expansion Potential
- Move-in ready office space
- 18' clear in warehouse
- 7 docks / (1) 14' x 12' drive-in
- 2 miles to I-69 and SR-9/Scatterfield Rd interchange
- ± 0.75 miles to SR 6
- Quick access to Scatterfield Rd & SR 6 amenities
- Contact broker for pricing

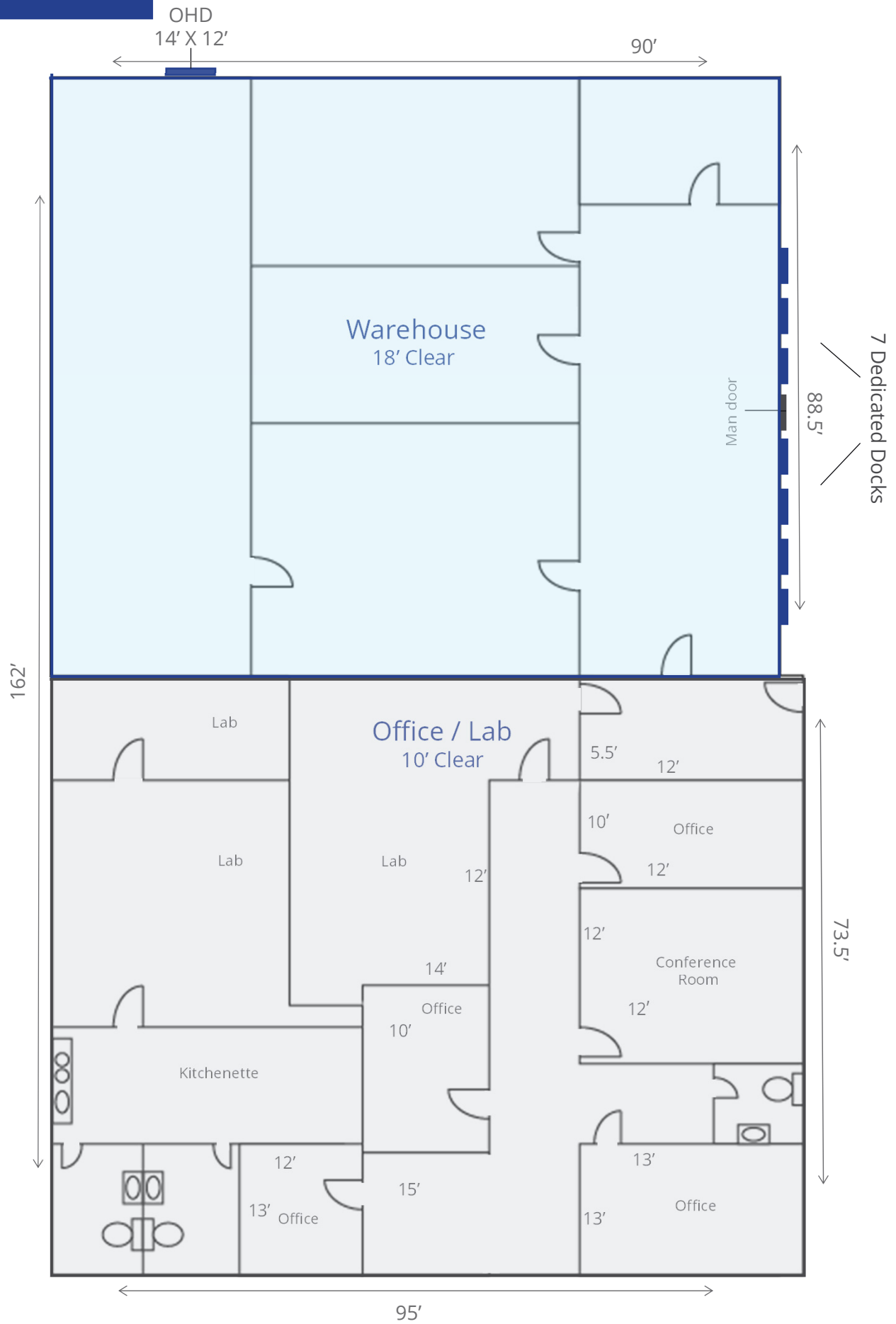


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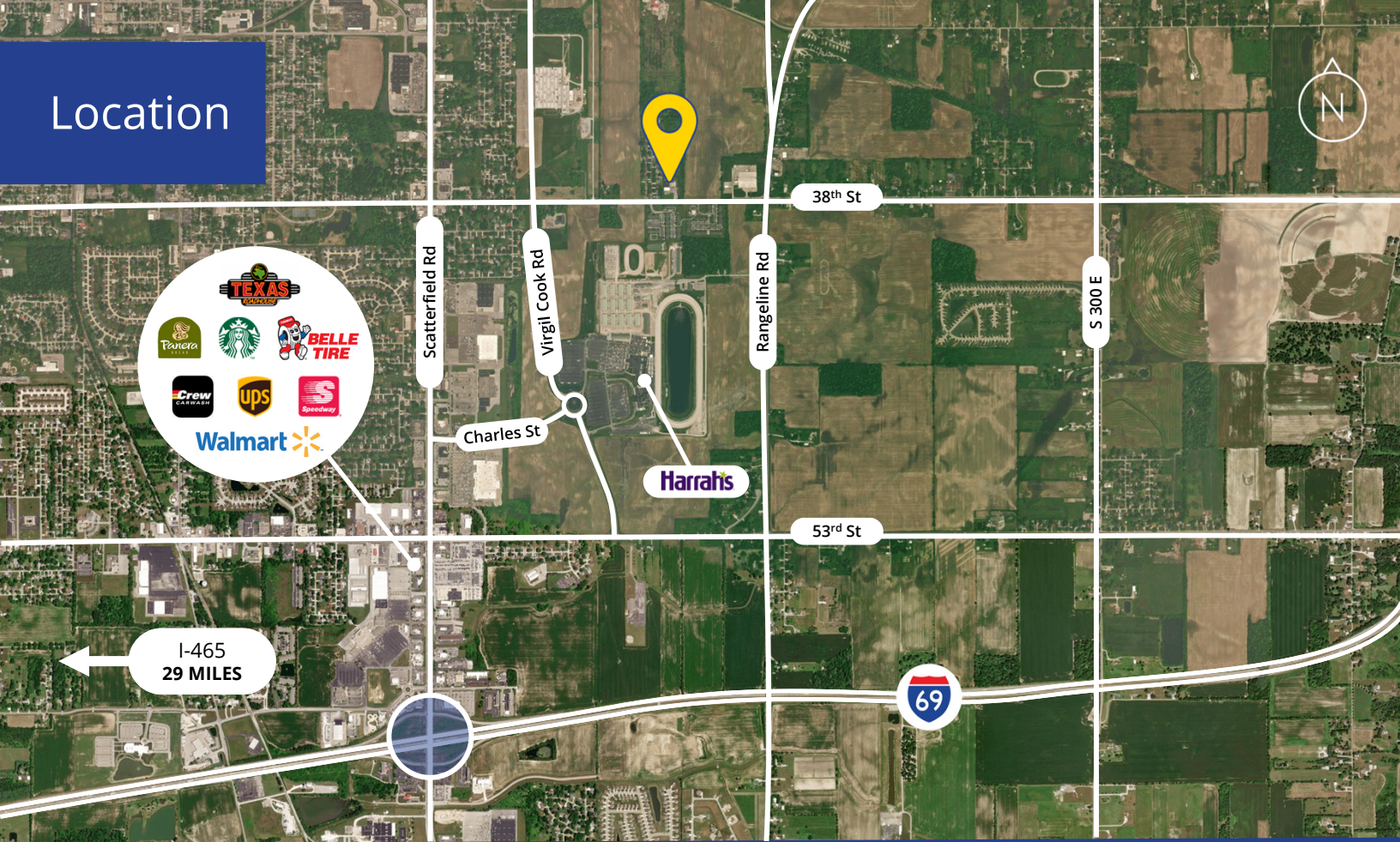
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# Floor Plan





# Location



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