

**PURCHASE PRICE:**

**\$3,000,000.00**

**Land Size: 4.42 Acres**

**Property Size: 62,516 Sq. Ft.**

100 Anchor Road is a multi-tenant or single-tenant industrial/flex facility located in the heart of Michigan City's commercial corridor. Offering a rare combination of heavy infrastructure, flexible layout, and excellent highway access, the property is ideal for manufacturing, distribution, and service operations.

Details:

Total Building - 62,516 SF  
Warehouse/Industrial - 52,016 SF  
Office Space - 10,500 SF  
Loading - Four Docklevelers, One Manual Lift, 3 Overhead Doors  
Ceiling Height - 16'-20' Clear  
Parking - 103 stalls  
Power - 1600A /480V/ 3-P with multiple transformers & sub panels  
2025 RE Taxes - \$0.35 SF



**ANCHOR ROAD**

**100 Anchor Road  
Michigan City, IN 46360**

**Contact:**

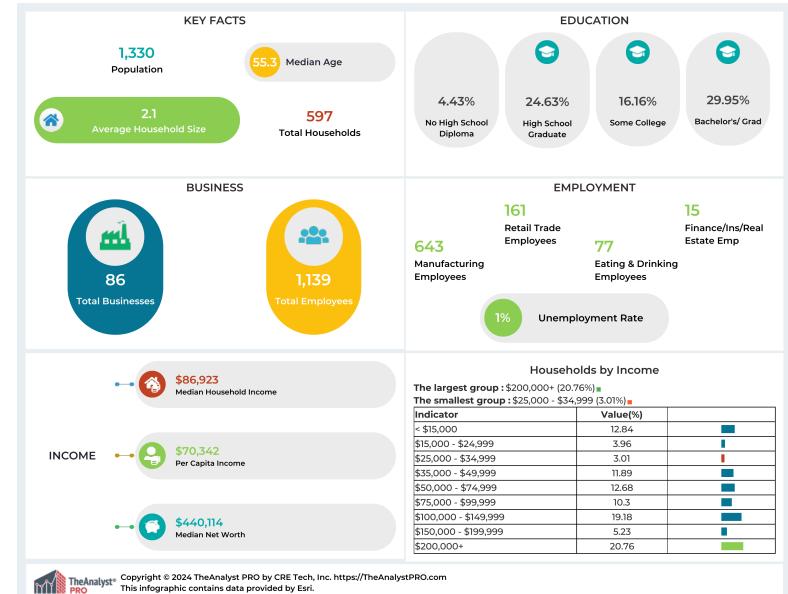
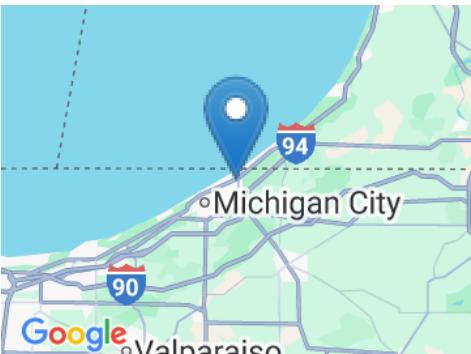
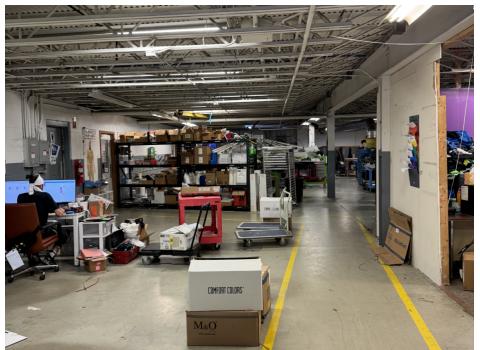
**MIKE BECZE  
(219) 378-8308**

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**PROPERTY FOR SALE**



**McCOLLY BENNETT**  
COMMERCIAL *advantage*



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**MIKE BECZE**  
**(219) 378-8308**

