



ALLIES  
COMMERCIAL  
REALTY

FOR SALE OR LEASE

# Heavy Industrial Land with Outdoor Storage Permitted



ASKING PRICE  
\$1,300,000



ASKING RATE  
\$1,450 per acre per month NNN



SIZE  
18.404 Acres



ZONING  
I-2; Heavy Industrial  
(Outside Storage Permitted)



3125 DR. MLK BLVD  
ANDERSON, IN 46016

VIEW THIS  
LISTING ONLINE



Discover a versatile industrial property at 3125 Doctor MLK Jr Blvd, Anderson, IN, offering 18.404 acres of I-2 (Heavy Industrial) zoned land. Perfect for truck/trailer parking, truck wash facilities, heavy equipment rental, and other outdoor storage uses, this site provides a unique opportunity for businesses seeking strategic space. The property features one curb cut for easy access with opportunity for rail access to site, ensuring functionality for industrial operations.

Conveniently located just 3.4 miles (6 minutes) from the I-69 interchange, it boasts excellent connectivity to major transportation routes. Available for sale at \$1,300,000 or lease at \$1,450 per acre per month (triple net), this site is an exceptional investment for businesses aiming to expand or establish operations in Anderson. Don't miss the chance to secure this prime industrial land.



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For Sale or Lease | 3125 Dr. MLK Blvd, Anderson, IN 46016



## PROPERTY HIGHLIGHTS



**ASKING PRICE**  
\$1,300,000



**ASKING RATE**  
\$1,450 per acre per month NNN



**ZONING**  
I-2; Heavy Industrial  
(outside storage permitted)



**SIZE**  
18.404 Acres



**TRUCK PARKING**  
Allows for truck and trailer parking



**HIGHWAY ACCESS**  
Located 3.4 miles (6 minutes)  
from I-69 interchange



**RAIL SERVICE**  
Opportunity for rail service  
to site

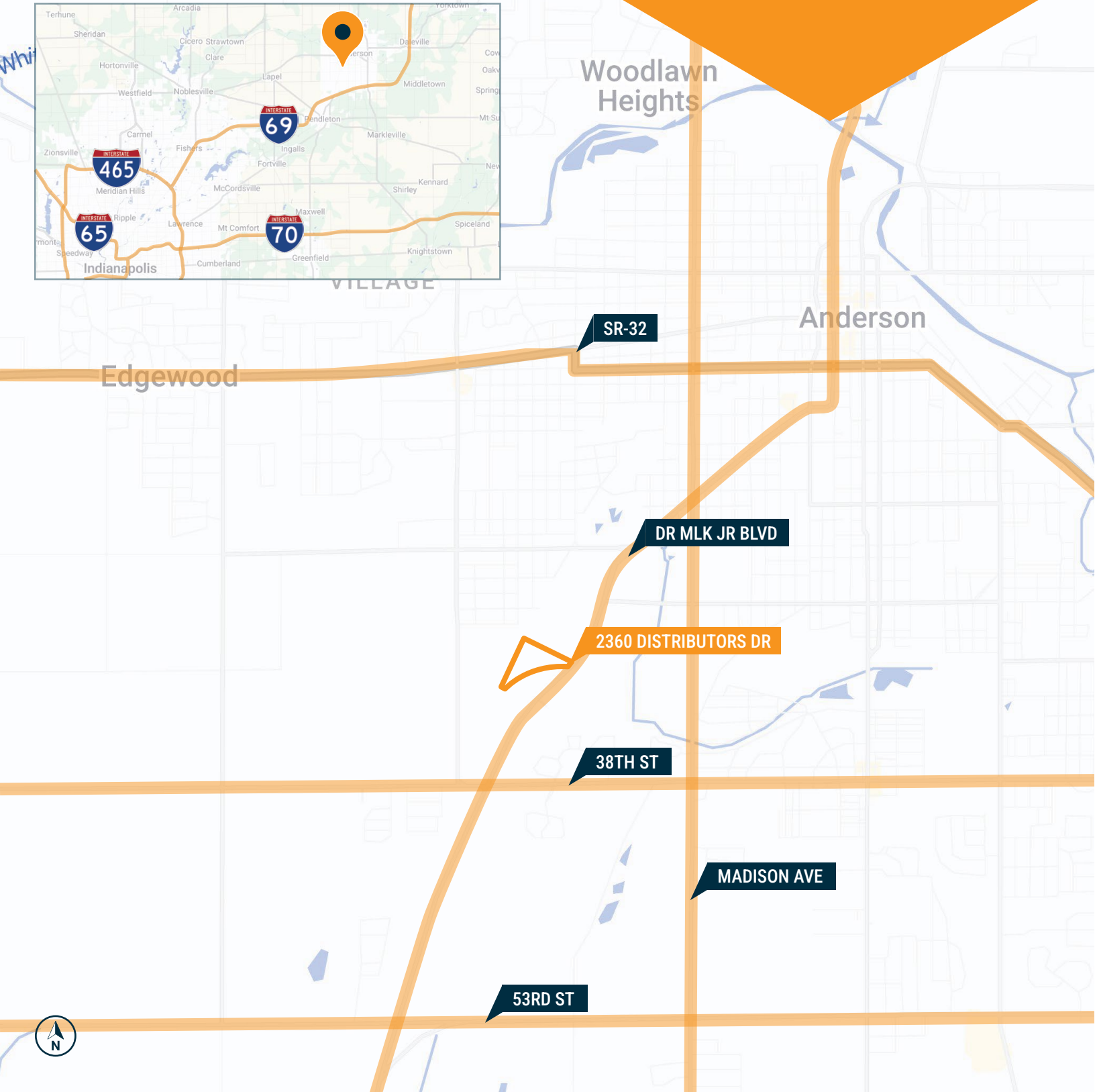
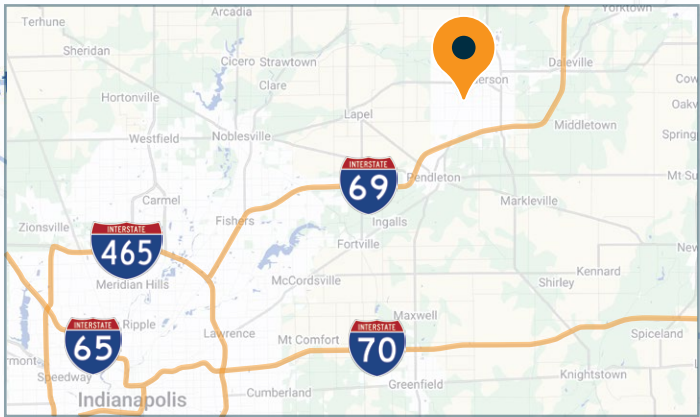


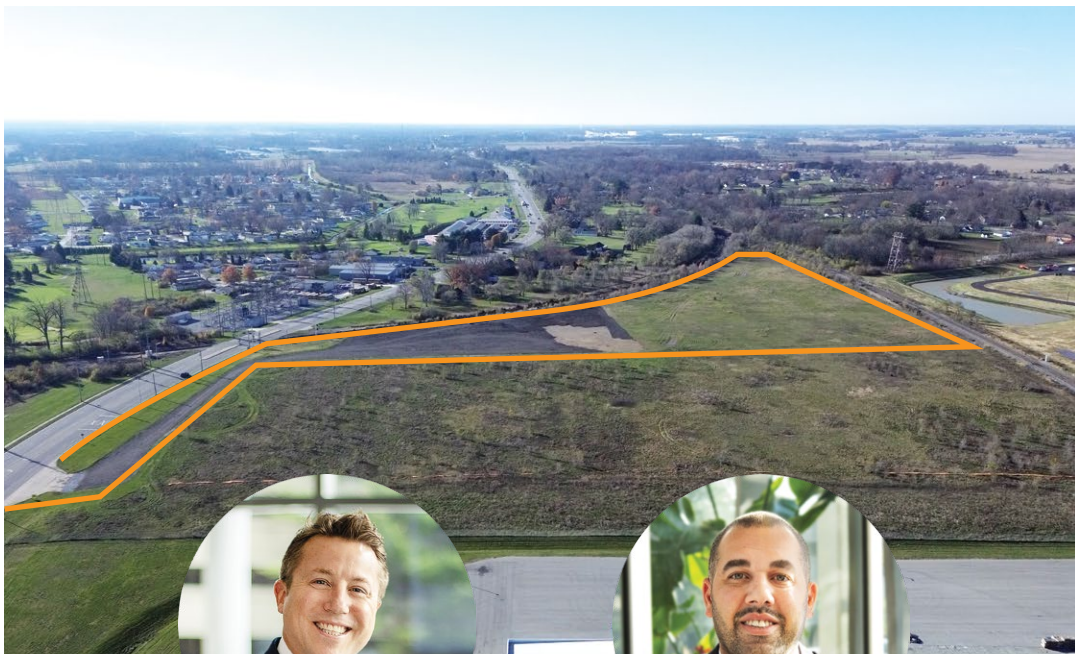
**OTHER SPECIFICATIONS**  
Ideal site for truck/trailer parking,  
truck wash, heavy equipment rental,  
along with other outdoor storage uses.

## DEMOGRAPHICS

Area Demographics	1 Mile	3 Mile	5 Mile
2024 Total Population	5,415	43,517	67,753
Estimated 2029 Population	5,315	43,148	67,186
2024 Total Households	2,444	18,667	28,863
Estimated 2029 Households	2,428	18,656	28,883
2024 Average Household Income	\$56,851	\$65,316	\$70,424
Estimated 2029 Average Household Income	\$64,545	\$75,280	\$81,287

# LOCATION





**ADAM STEPHENSON**  
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