

Flexibility for Various Industrial Uses

Available Space: Up to 70,000 SF

Zoning: I-2

OH Door: 4 Drive-in Doors (1 Shared)

Docks: 2 Shared Docks

Outdoor Storage: 1/2 - 2.5 Acres of OS available

Clearance: 13′ 6″ - 25′

Parking: Ample Parking
Crane: 2 (5 ton) Cranes
Lease Rate: \$4.50 PSF MG

Details:

Up to 70,000 SF of versatile industrial space available in Anderson, IN within a 168,268-square-foot building situated on a 23.92-acre site. The space offers a mix of open floor area, loading docks, overhead doors, outdoor storage, and can accommodate manufacturing, warehouse operations, storage, distribution, and more. Located 10 minutes to I-69 and 5 minutes to SR 9.

VIEW PROPERTY ONLINE

VIEW PROPERTY VIDEO



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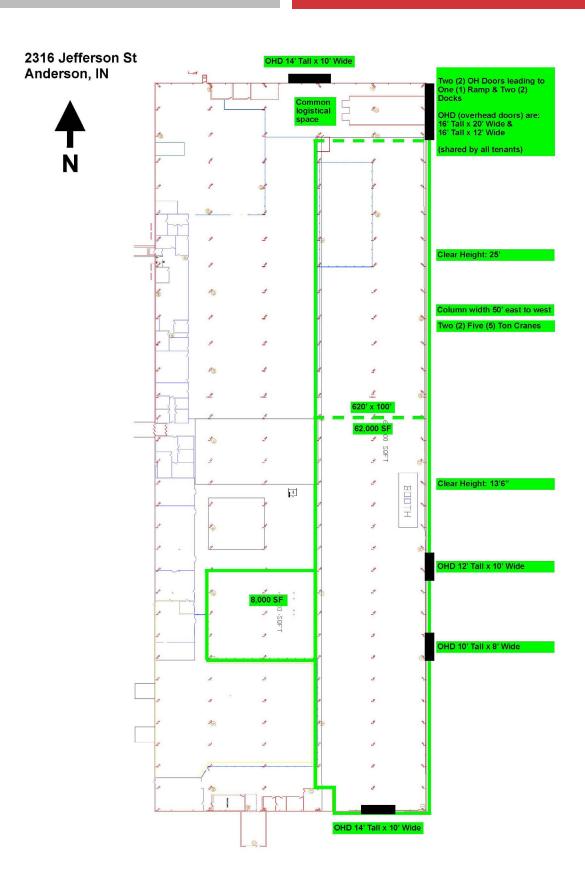
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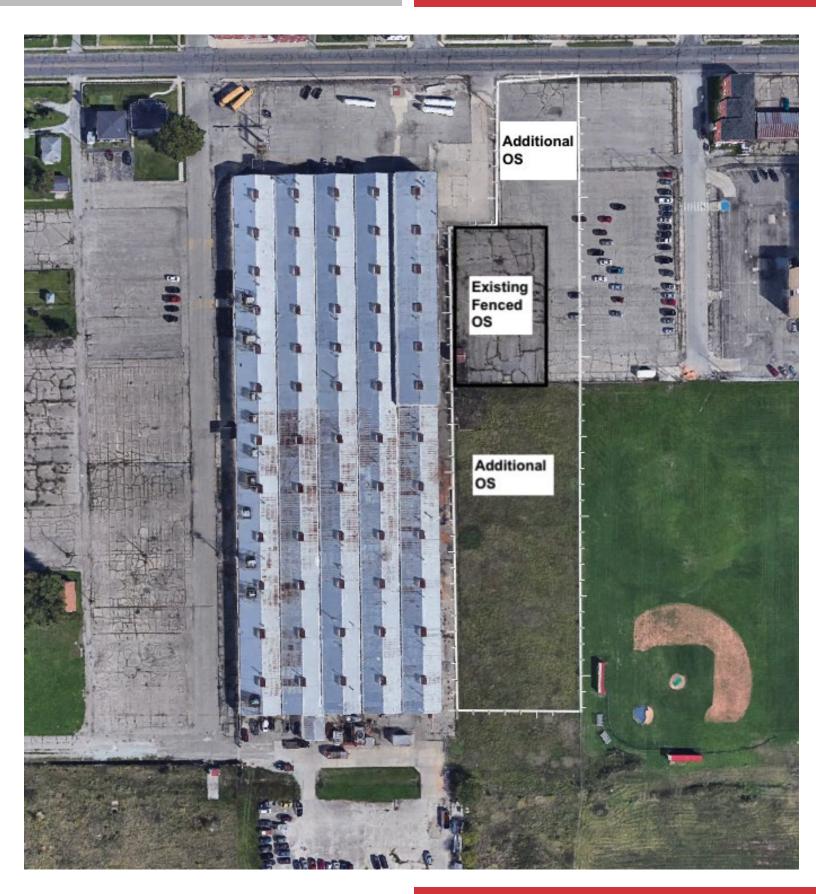
SPACE LAYOUT

INDUSTRIAL SPACE FOR LEASE



OUTDOOR STORAGE

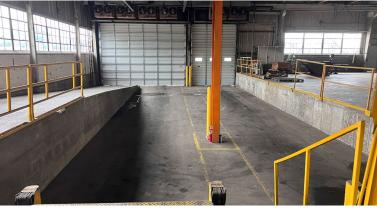
INDUSTRIAL SPACE FOR LEASE



PROPERTY PHOTOS

INDUSTRIAL SPACE FOR LEASE











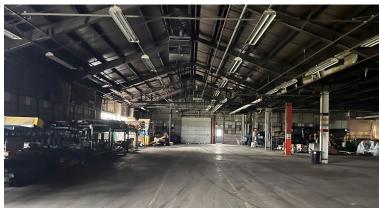




PROPERTY PHOTOS

INDUSTRIAL SPACE FOR LEASE











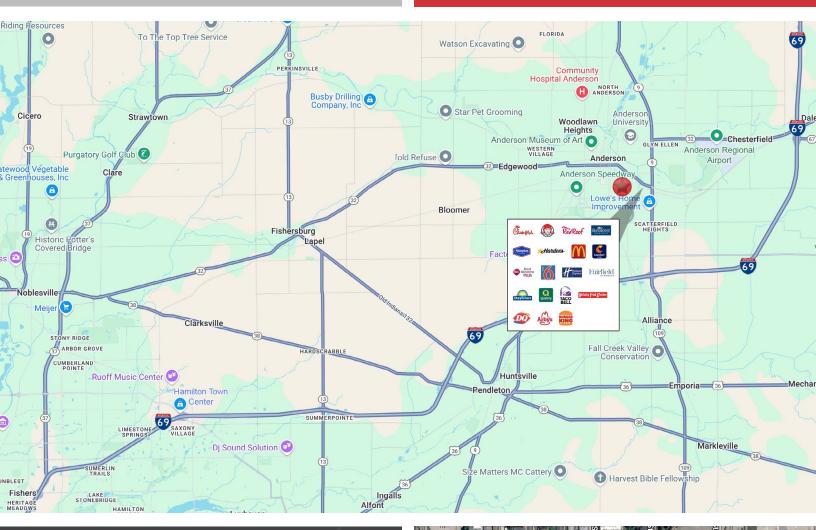




LOCATION OVERVIEW

INDUSTRIAL SPACE FOR LEASE

2316 Jefferson St. | Anderson, IN 46016



The property is zoned I-2 (General Industrial), making it suitable for a range of industrial activities. It is strategically located approximately 3 miles from Interstate 69 (Exit 226), offering convenient access to regional transportation networks.

Additionally, the Anderson Municipal Airport is about 5 miles away, and Indianapolis International Airport is approximately 50 miles from the site. Located 10 minutes to I-69 and 5 minutes to SR 9.





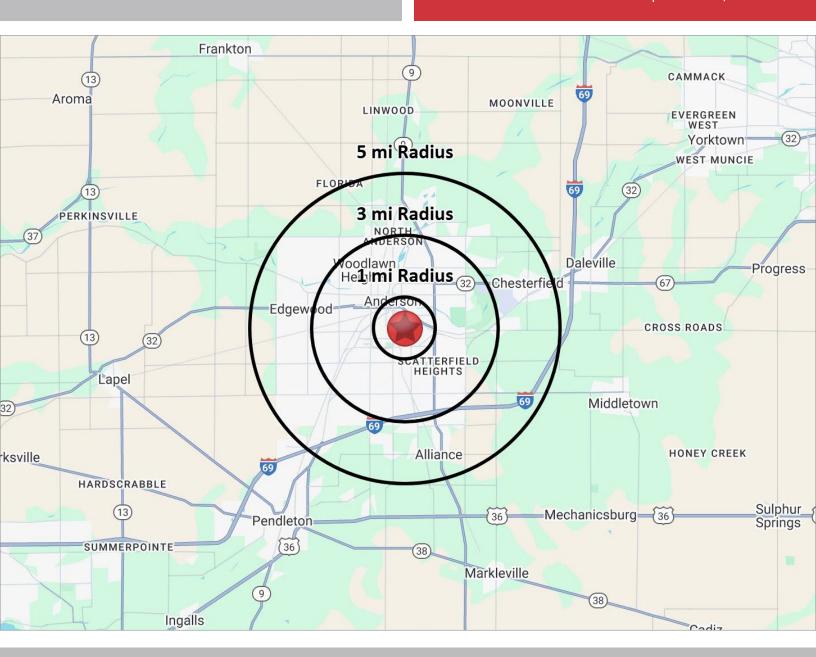
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2025 DEMOGRAPHICS

INDUSTRIAL SPACE FOR LEASE

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1 MILE	10,505
3 MILE	51,460
5 MILE	73 461



NUMBER OF HOUSEHOLDS

1 MILE	1,688
3 MILE	11,994
5 MILE	19,138



AVERAGE HOUSEHOLD INCOME

1 MILE	\$51,273
3 MILE	\$66,829
5 MILE	\$74,851



1 MILE	\$80,432
3 MILE	\$127,825
5 MILE	\$144,012

