

# INDUSTRIAL SPACE FOR LEASE

2316 Jefferson St. | Anderson, IN 46016



## 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.

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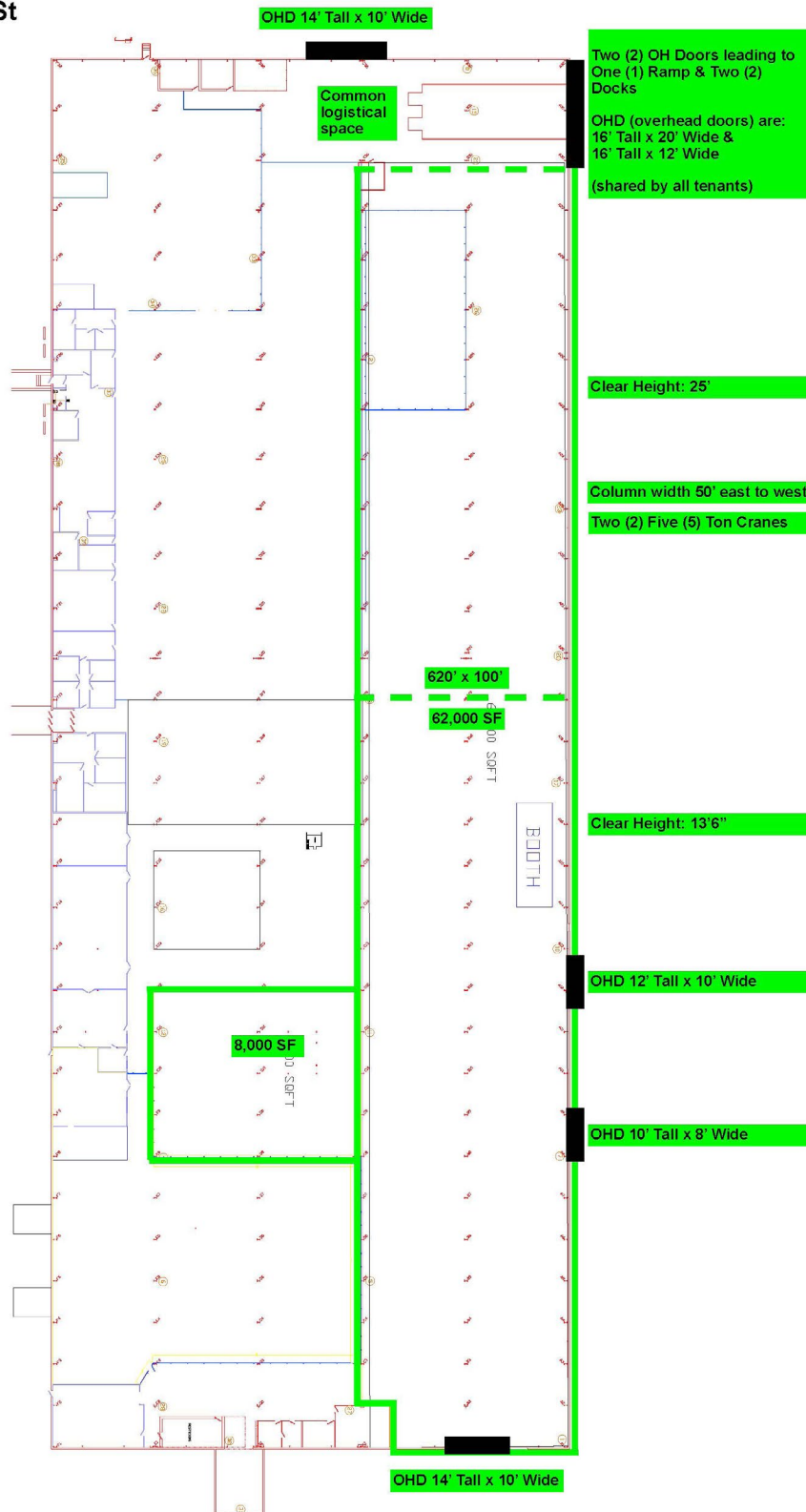
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# OUTDOOR STORAGE

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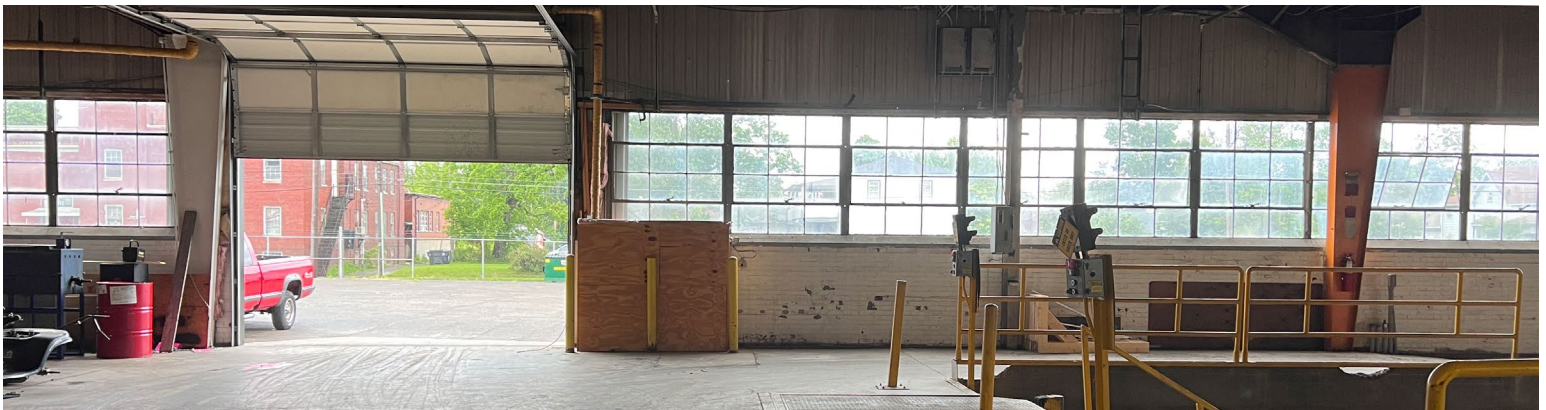
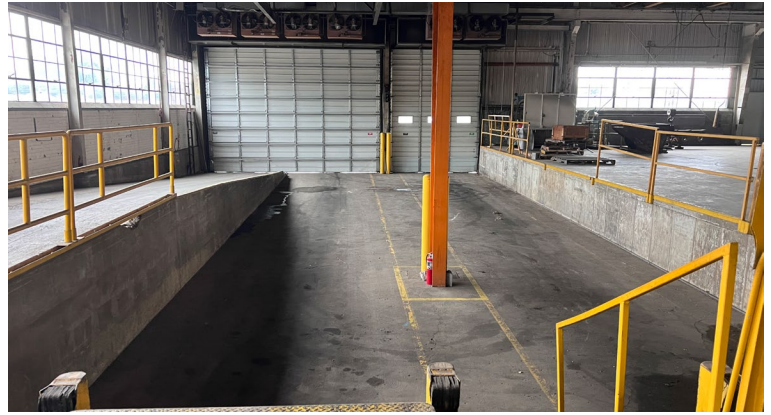
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# PROPERTY PHOTOS

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