

45,166 SF of office space in Anderson, Indiana is now available for lease or sale. Ability to demise space!

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2828 Enterprise Drive
Anderson, Indiana

Office Building For Lease And Sale



PROPERTY OVERVIEW



2828 Enterprise Drive

*Office Building
For Lease and Sale*

[VIEW PROPERTY ONLINE](#)

This professional office building offers approximately $\pm 45,166$ square feet of space on 4.940 acres and is available for lease or sale. Built in the early 1990s, the one-story property features modern office layouts with private meeting rooms and abundant natural light, creating a functional and welcoming work environment. The building can accommodate a single large user or be divided into two units, providing flexibility for a variety of occupancy needs. With ample on-site parking, the property is well suited for a corporate headquarters, administrative offices, call centers, or professional service users. Located within Anderson's expanding commercial corridor, it benefits from strong access to a local employee base and nearby amenities. Strategically located near Interstate-69, providing strong regional connectivity to Indianapolis and Central Indiana markets.

 List Price: Negotiable

 Lease Rate: Negotiable

 4.9 Acres

 Available: ±45,166 SF

 Situated in Anderson's expanding commercial corridor with strong local employee base and amenities.

 Class B Space

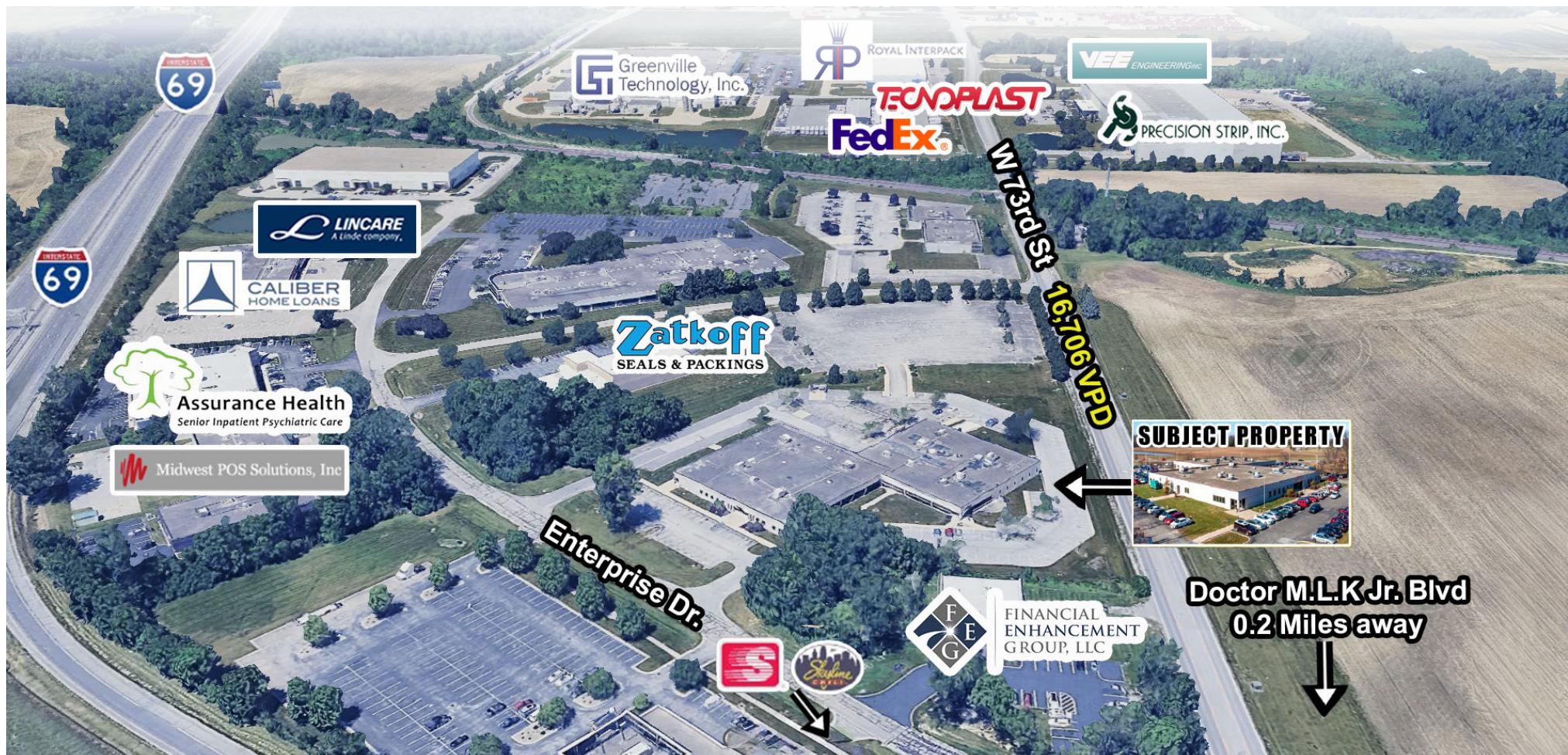
 Ample Parking

 Strategically located near Interstate-69

 The population of Anderson, IN is 55,800 people.

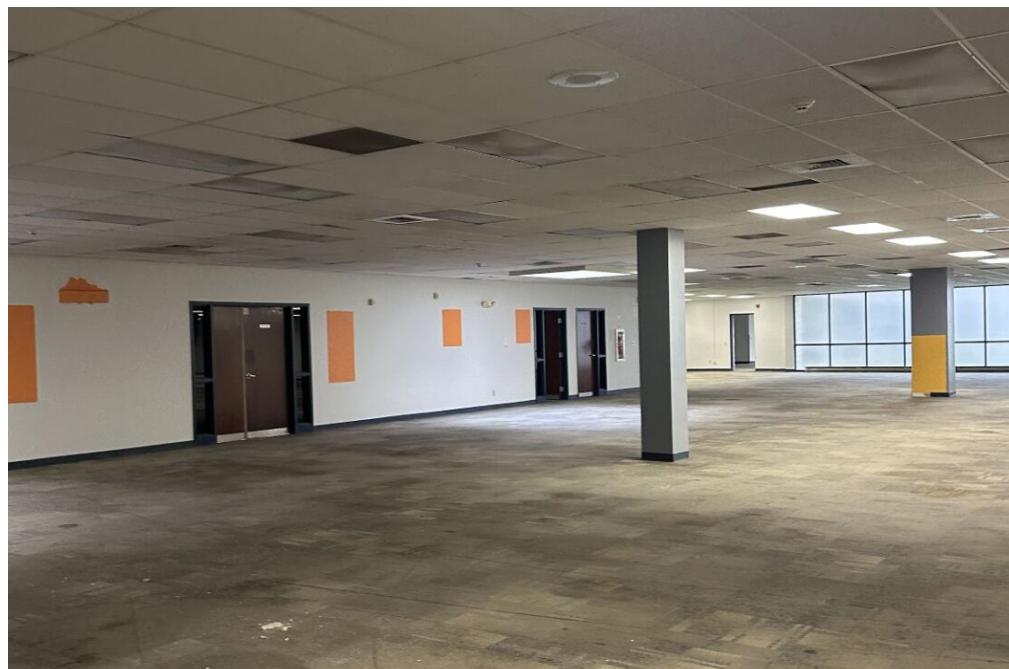


AERIAL PHOTO



This aerial showcases a well-established commercial and industrial corridor along Enterprise Drive in Anderson, Indiana, surrounded by a diverse mix of national and regional employers including FedEx, Tecplast, Zatkoff Seals & Packings, Lincare, and Caliber Home Loans. The subject property benefits from immediate access to Enterprise Drive, is approximately 0.2 miles from Doctor M.L.K. Jr. Boulevard, and offers convenient connectivity to I-69. The concentration of established businesses and strong transportation access positions this location as a proven, functional commercial setting.

PROPERTY PHOTOS





FLOOR PLAN

Unit A



The 45,166 SF can be demised to 22,583 SF.



Unit B

ANDERSON, INDIANA

Strategic Regional Connectivity

- Minutes to Interstate-69
- Easy access to Indianapolis, Muncie, and Fort Wayne corridors
- Ideal location for distribution, light manufacturing, service, or logistics users

Cost-Efficient Operations

- Anderson offers lower occupancy costs compared to larger metro markets
- Attractive option for companies looking to expand square footage without big-city overhead
- Competitive tax and utility environment for business users

Access to Workforce

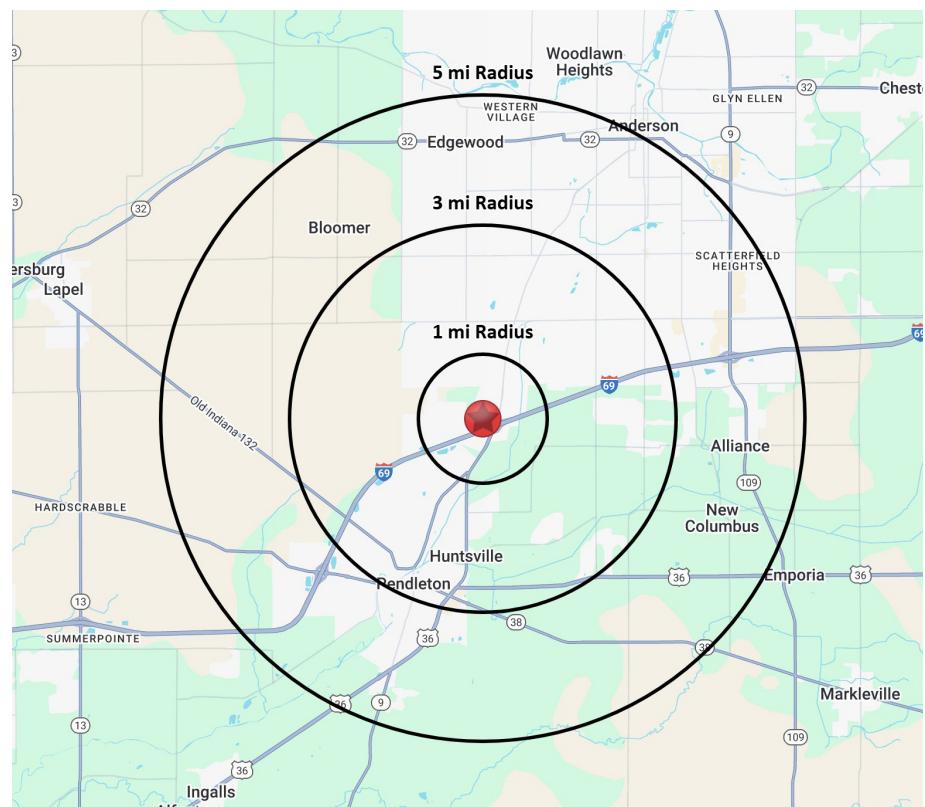
- Strong labor pool from Anderson and surrounding Madison County
- Proximity to training pipelines:
- Anderson University
- Ivy Tech Community College
- Purdue Polytechnic programs nearby
- Workforce experienced in manufacturing, trades, logistics, and service industries

Pro-Growth Market

- Active economic development initiatives
- Community supportive of new jobs and capital investment
- Growing mix of uses in the area including industrial, logistics, automotive suppliers, and service businesses

Quality of Life for Employees

- Affordable housing and cost of living
- Nearby amenities: restaurants, retail, service businesses
- Easy commute patterns with less congestion than major metro areas



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