

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

[VIEW PROPERTY ONLINE](#)

[VIEW PROPERTY VIDEO](#)

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.

The property offers heavy-duty 3-phase 480V electrical service distributed across 5 buss bars; ideal for manufacturing and equipment-intensive users. Step-down transformer capability for 240V applications.



NAI Cressy

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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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NNASC
National Native American Supplier Council

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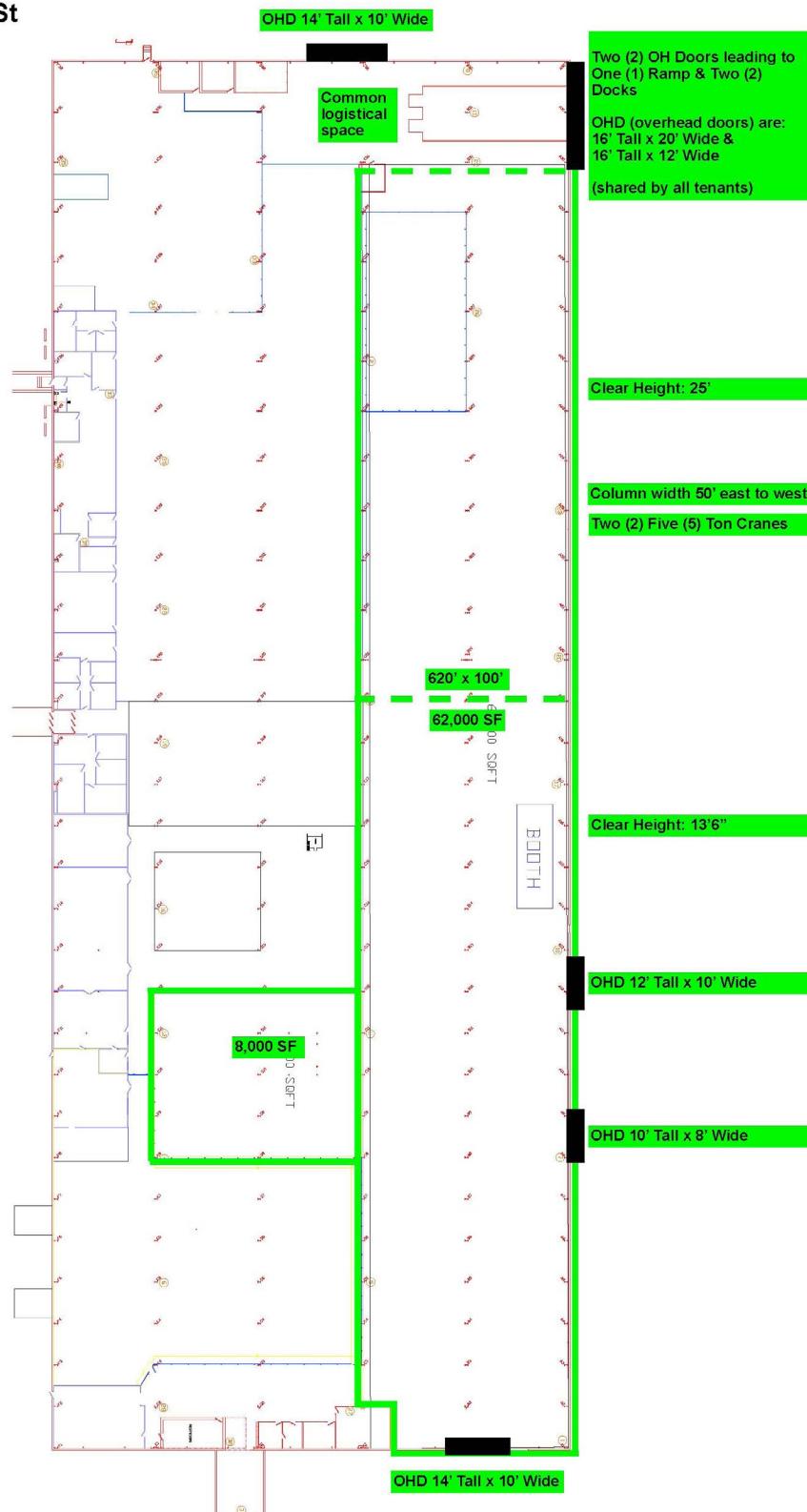
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SPACE LAYOUT

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2316 Jefferson St
Anderson, IN



OUTDOOR STORAGE

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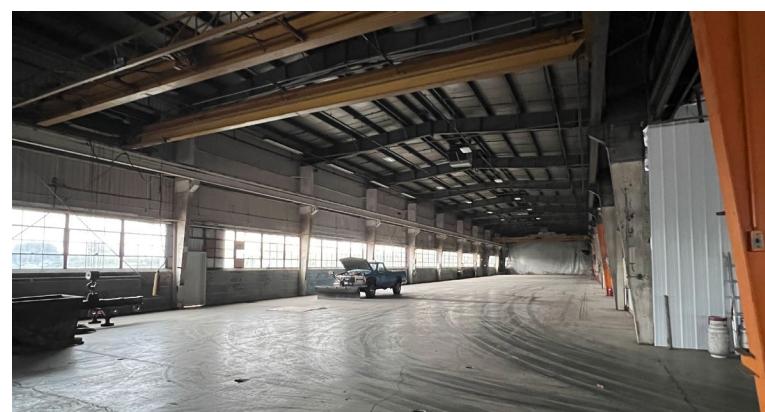
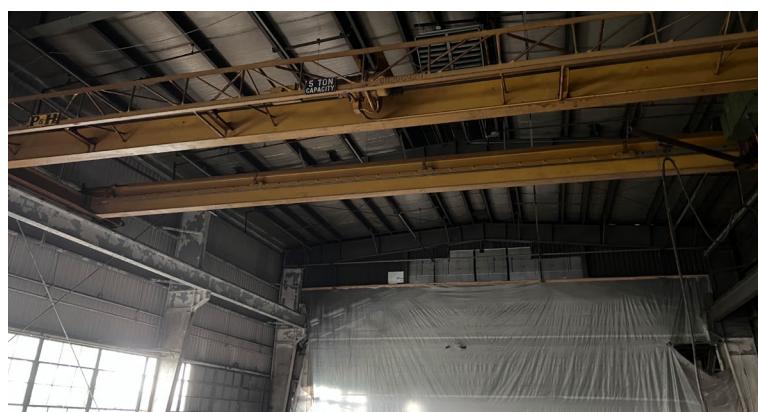
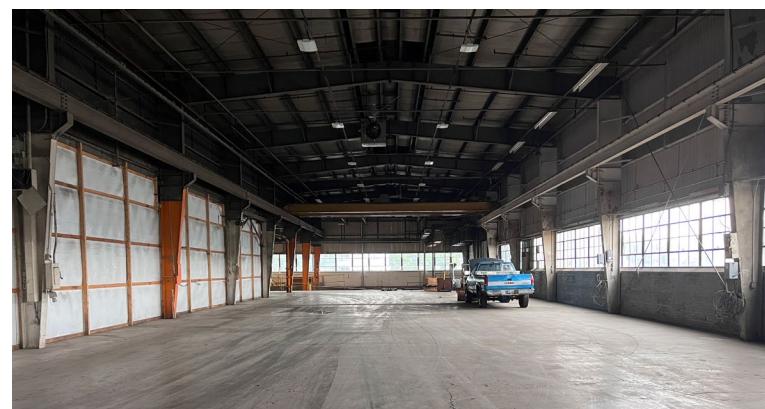
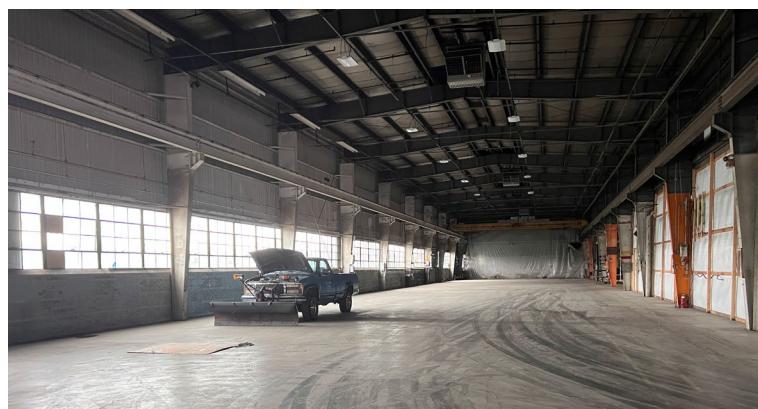
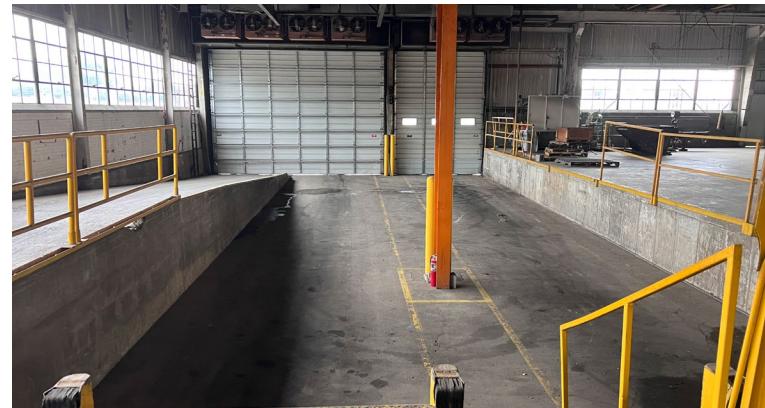
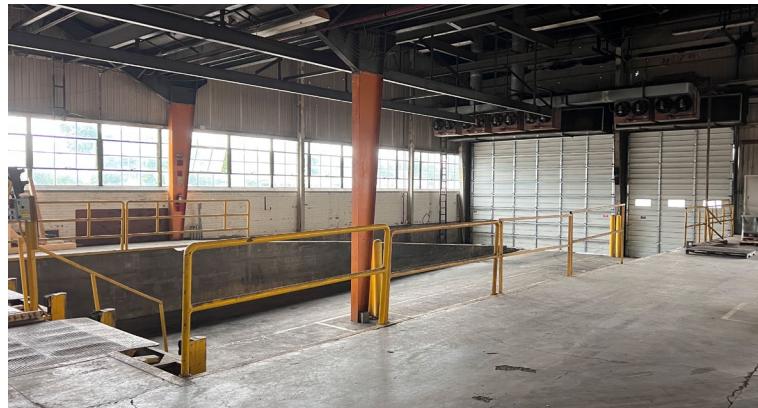
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PROPERTY PHOTOS

INDUSTRIAL SPACE FOR LEASE

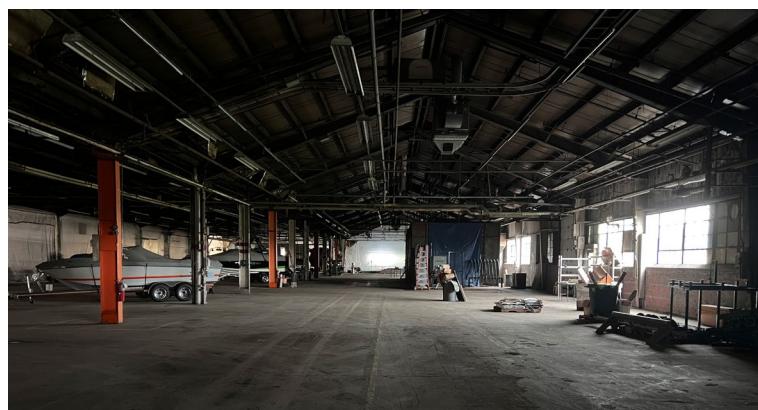
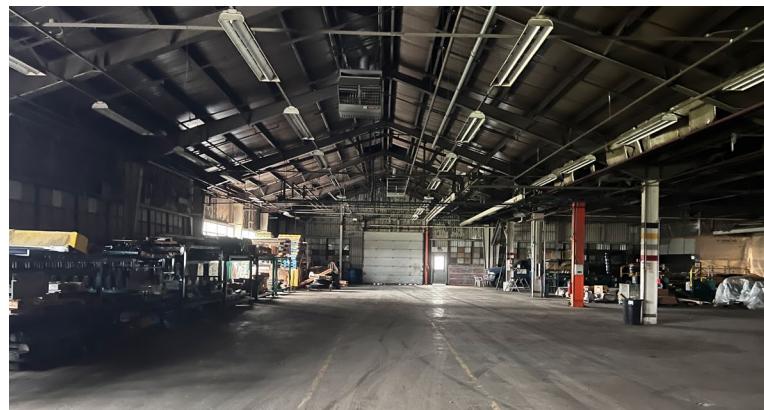
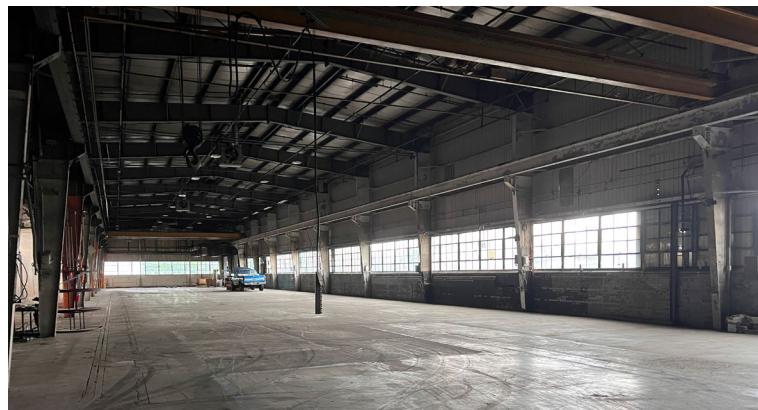
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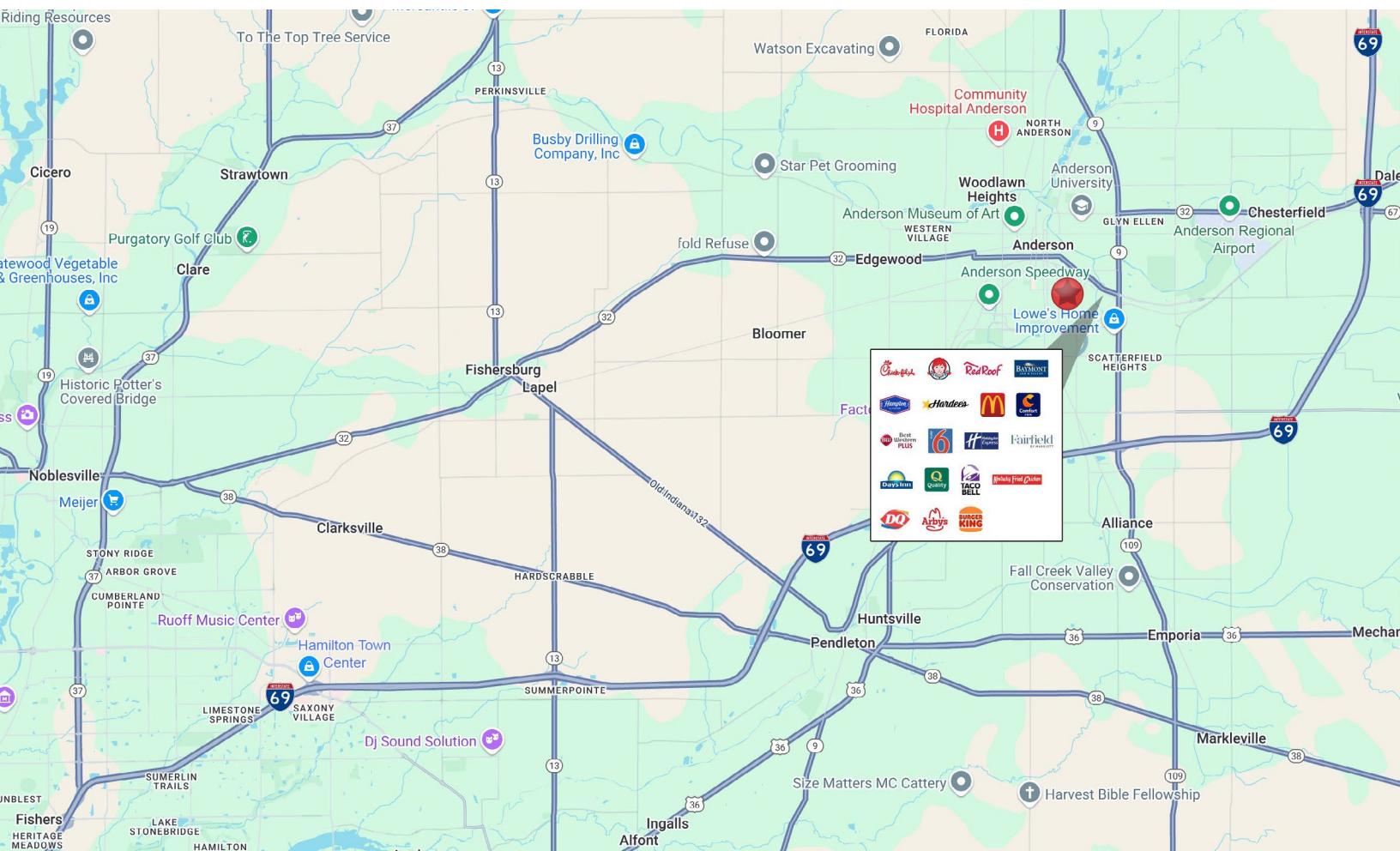
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LOCATION OVERVIEW

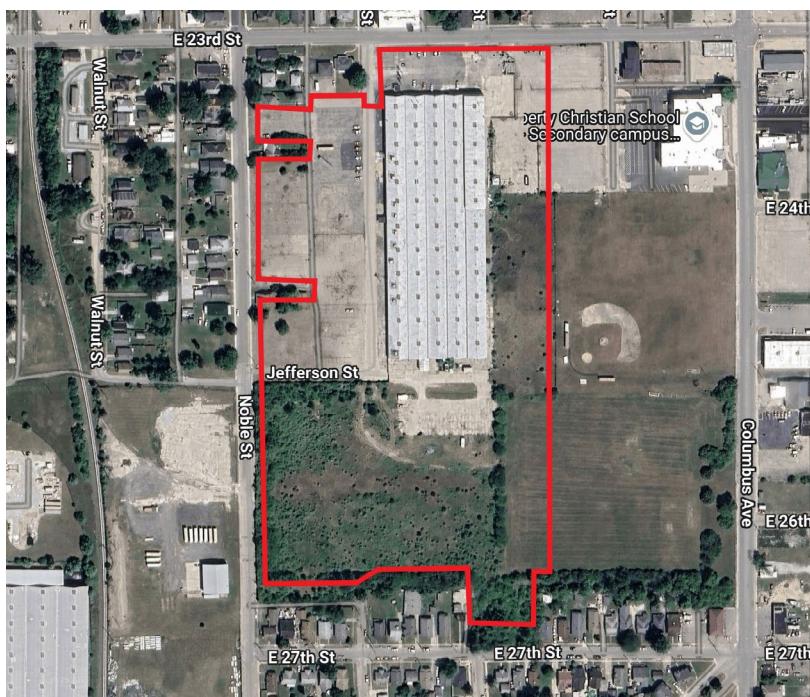
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The property is zoned I-2 (General Industrial), making it suitable for a range of industrial activities. It is strategically located approximately 3 miles from Interstate 69 (Exit 226), offering convenient access to regional transportation networks.

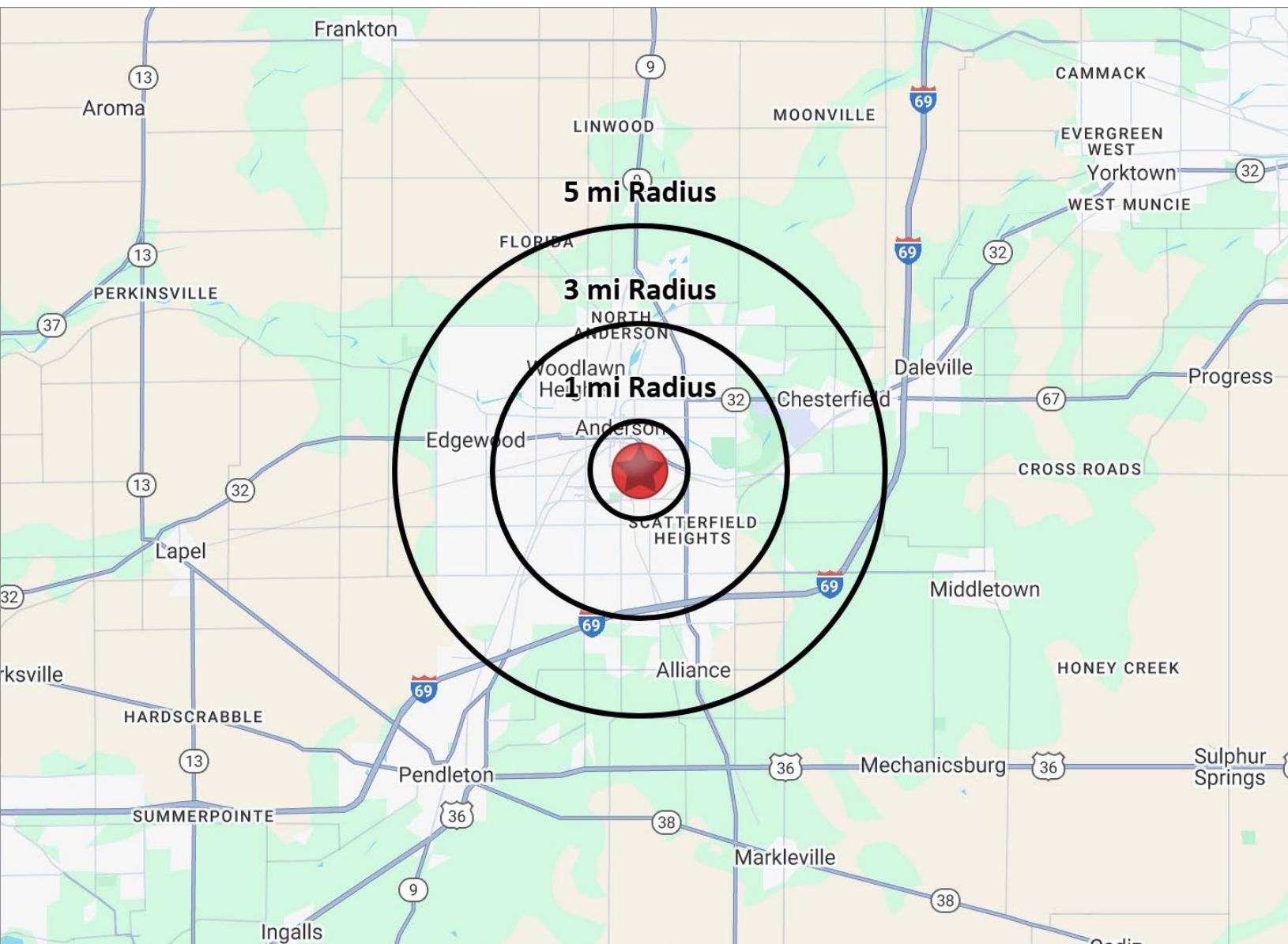
Additionally, the Anderson Municipal Airport is about 5 miles away, and Indianapolis International Airport is approximately 50 miles from the site. Located 10 minutes to I-69 and 5 minutes to SR 9.



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POPULATION

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



MEDIAN HOME VALUE

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