

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.

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.



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3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

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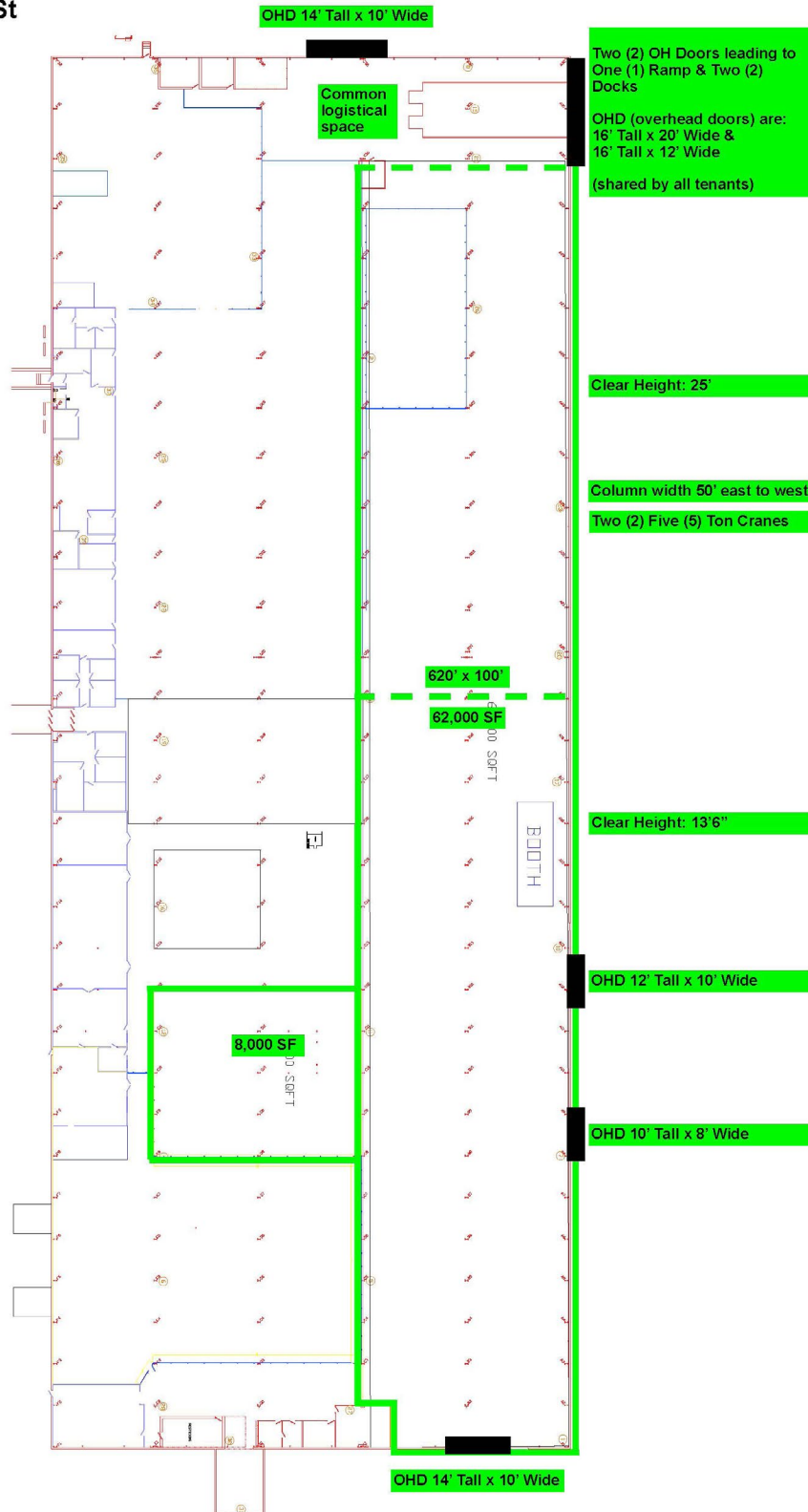
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SPACE LAYOUT

INDUSTRIAL SPACE FOR LEASE

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2316 Jefferson St
Anderson, IN



OUTDOOR STORAGE

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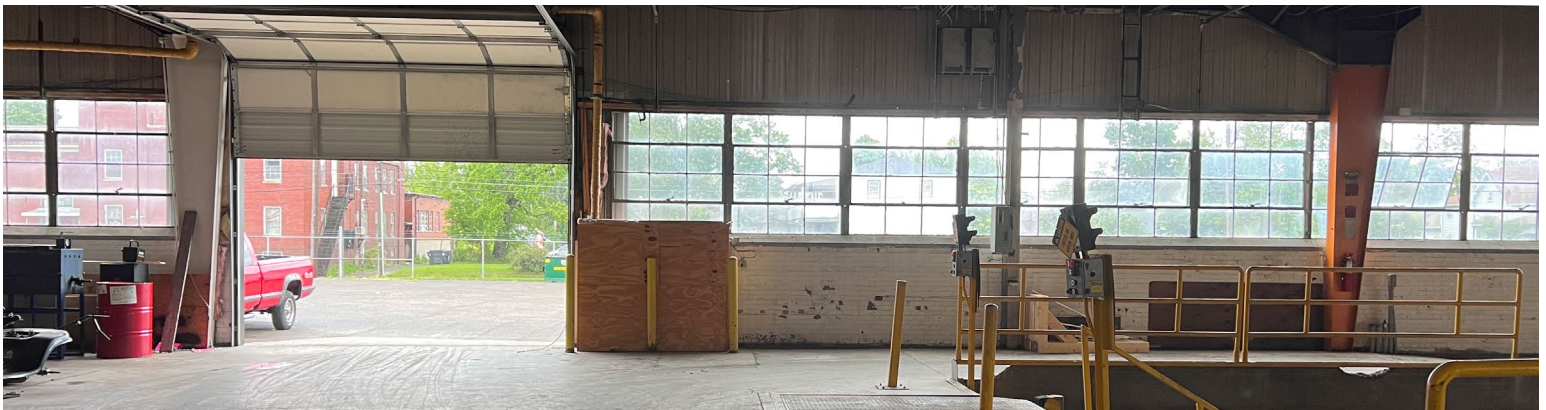
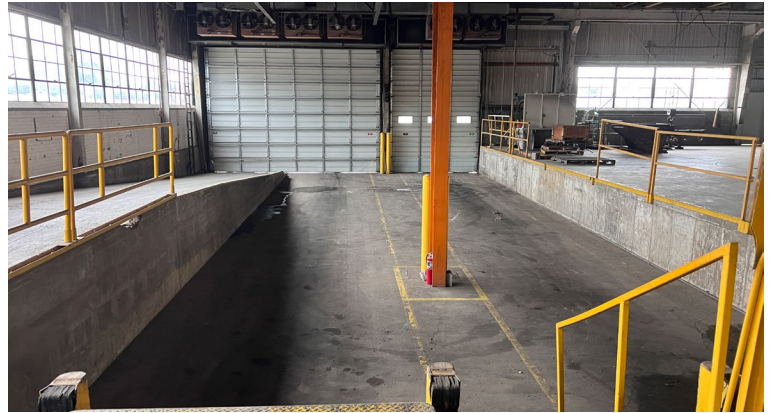
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PROPERTY PHOTOS

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