



# 1825 W 18th Street

## Anderson, IN 46016

### For Sale

FOR MORE INFO



# POSSIBLE SELLER FINANCING!



### PROPERTY DESCRIPTION

36,518 SF Available for Sale in Anderson, IN. on 2 acres. Great location with easy access to SR 32, SR 9, and I-69. Adjacent to rail spur. Just 40 miles from downtown Indianapolis and close to Fishers. Perfect for business, storage, or expansion!

### PROPERTY HIGHLIGHTS

- Zoned I-1 Light Industrial
- 6,000 SF office space
- 2 x 15,000 SF production/warehouse space
- Electric 480 V 3-phase, 2-1200 AMP panels
- 60 asphalt-paved parking spaces
- *Possible leaseback on some or all spaces!*

### OFFERING SUMMARY



Sale Price	\$1,080,000
Lot Size	2.05 Acres
Building Size	36,518 SF
Zoning	I-1 Light Ind

### DEMOGRAPHICS-MADISON COUNTY

Population	131,744
Median HH Income	\$62,632
Median Home Price	\$147,700
School Systems	Overall Grade A-

<https://1825w18thst.relahq.com>





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SCAN



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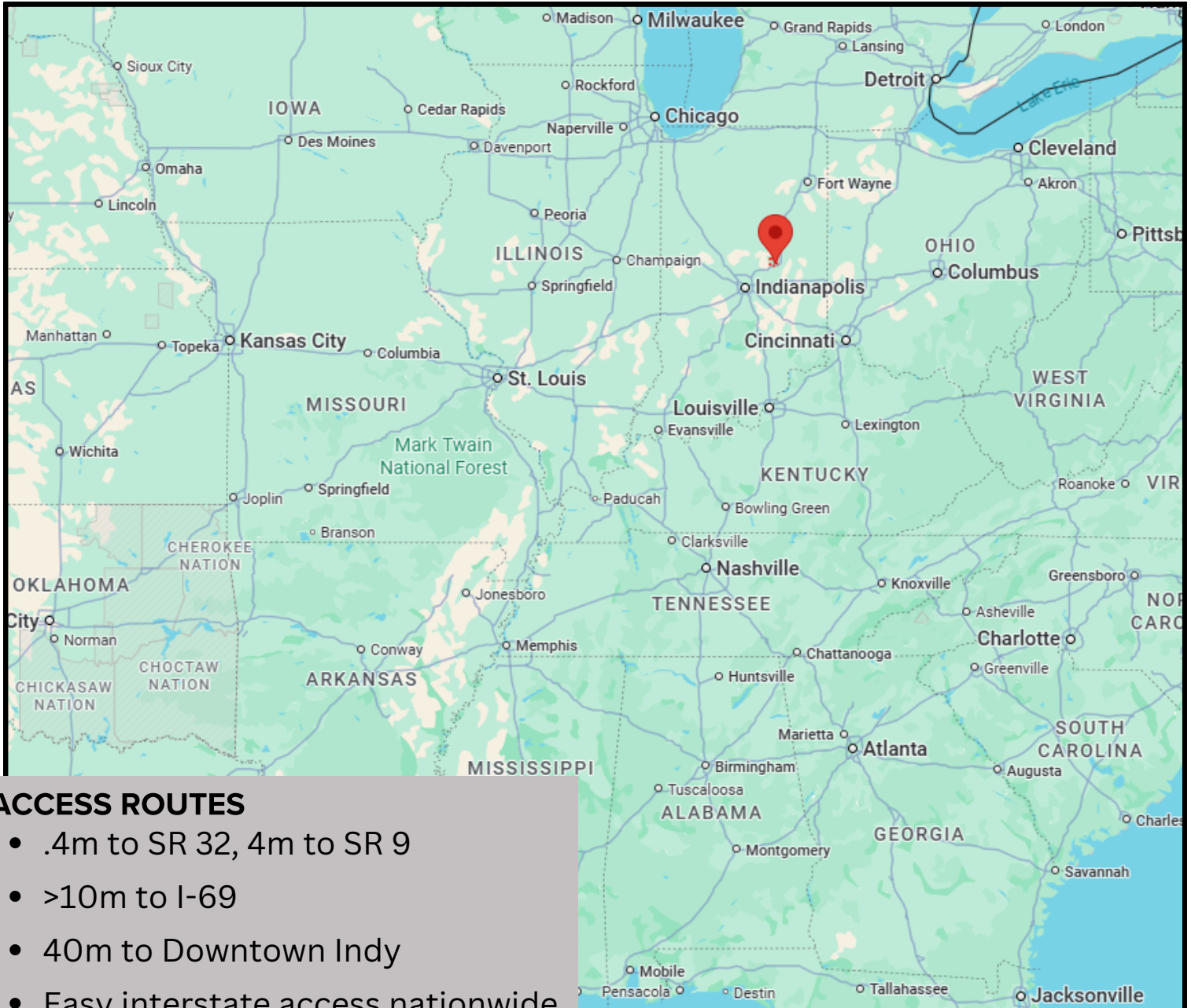
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## Access Routes



- ACCESS ROUTES**
- .4m to SR 32, 4m to SR 9
  - >10m to I-69
  - 40m to Downtown Indy
  - Easy interstate access nationwide
- Toronto - Detroit - Mexico

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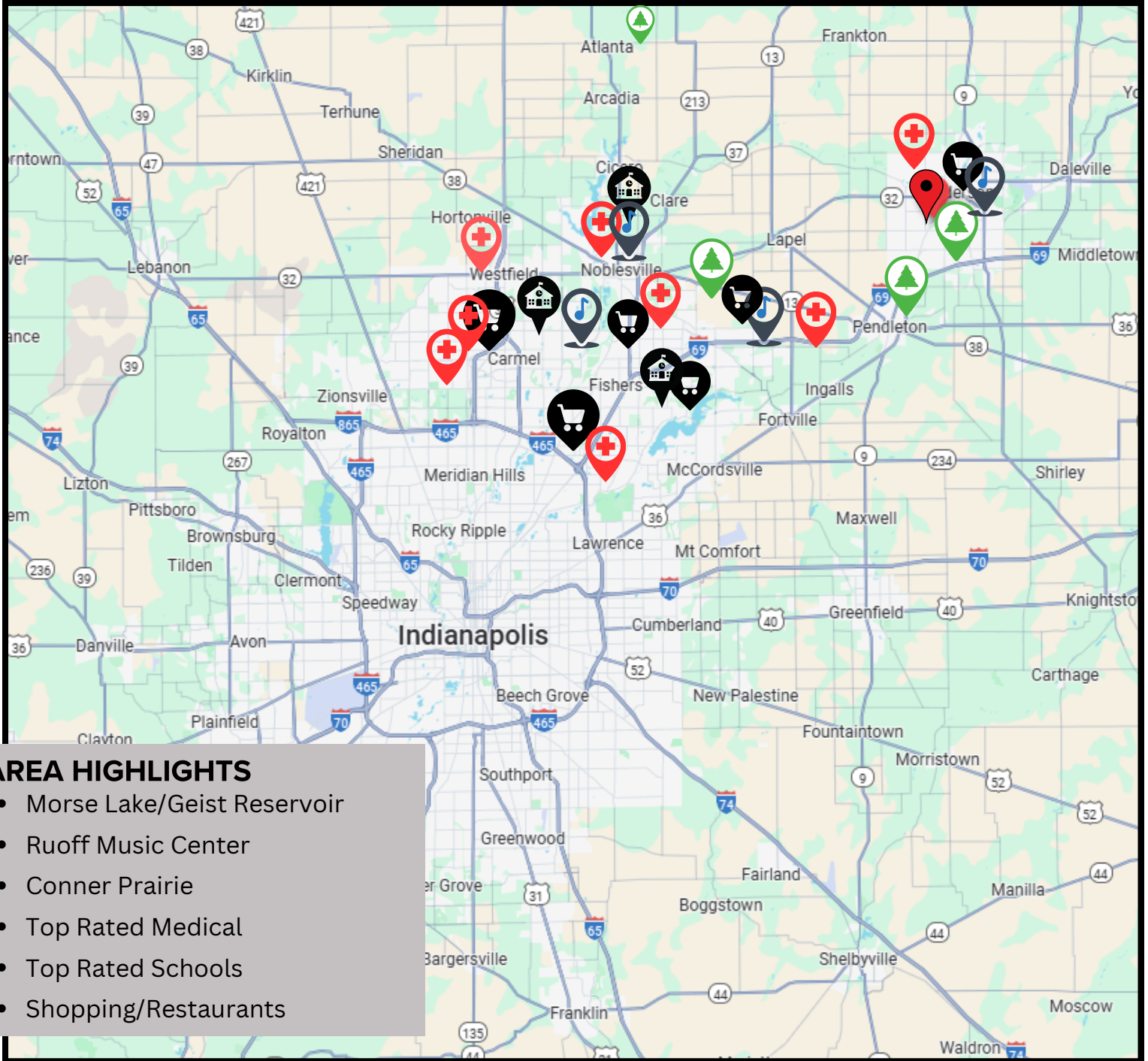
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## Area Highlights



- AREA HIGHLIGHTS**
- Morse Lake/Geist Reservoir
  - Ruoff Music Center
  - Conner Prairie
  - Top Rated Medical
  - Top Rated Schools
  - Shopping/Restaurants

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