

10,000+ Sq. Ft. Class "A" Office Space



Location

Name: Modern Skin
 Street: 2725 Enterprise Drive
 City/Town: Anderson
 County: Madison
 Township: Fall Creek
 In Corp. Limits: Yes

Description

Total Square Feet: 10,320
 SF Office: 10,320
 SF Manufacturing: 0
 SF Warehouse: 0
 Expandable: Unknown
 Site Acreage: 1.463
 # of Buildings: One
 # of Floors: One
 Multi-Tenant: Yes
 Former Use: Medical Spa
 Zoning Type: B-3

Price

Sale Price: \$885,500
 Lease Price: \$14.00 / sf NNN

Construction

Wall Type: Drywall
 Roof Type: Rubber
 Exterior Finish: Block
 Sprinklers: Yes
 Yr. Const. - Newest: 2001

Utilities

Electric Provider: Anderson City Utilities
 Gas Provider: Vectren
 Water Provider: Anderson City Utilities
 Sewer Provider: Anderson City Utilities
 Telecomm. Provider: AT&T
 Fiber Provider: City of Anderson

Owner

Owner Company: The Steffen Group, Inc.
 Contact: Brandon Steffen
 Owner Phone: 260-426-0633 ext. 302

Comments:

*Outstanding Class "A" office building.
 *Interstate visibility.
 *40 Parking Spaces.

FOR SALE/LEASE

CLASS "A" MEDICAL OR OFFICE BUILDING 2725 ENTERPRISE DRIVE - ANDERSON, IN

Prime Location with
Interstate 69 Visibility

Professionally Decorated
with High End Finishes

Private Offices and Large
Contiguous Training Areas

10,320 SQ. FT. of Class "A"
Space



PROPERTY INFORMATION

PROJECT NAME: Modern
Skin Building
ADDRESS: 2725 Enterprise Drive
Anderson, IN
COUNTY: Madison
TOWNSHIP: Anderson
ZONE: Interstate Visibility
Office Park

SALE INFORMATION

PRICE: \$885,000
LEASE RATE: \$14/SQ. FT. NNN
MINIMUM DIVISIBLE SF: 4,000

FOR MORE INFORMATION PLEASE CONTACT

BRANDON STEFFEN
1.877.426.0633
WWW.STEFFENGRP.COM

BUILDING DATA

LOT SIZE: 1.463 Acres
BUILDING SIZE: 10,320 SQ. FT.
CONDITION: EXCELLENT
PARKING: Paved
AVAILABILITY: Immediate
HEATING: GFA
COOLING: CA
SECURITY: Yes
RESTROOMS: Available
HANDICAP ACCESS: Yes

STEFFEN GROUP

Premier Auctioneers & Brokers