

11,500 Sq. Ft. Industrial / Flex Space



North Docks



South Docks



Conway Central Express Site Information

Location

Name: CCX –Conway Central Express
Address: 4025 W. 73rd St.
City/Town: Anderson, IN 46013
County: Madison
Township: Fall Creek

Telecommunications

Telephone Supplier: Verizon (fiber optics)
Tel. Line Distance: On-site
Cable TV Supplier: Insight
Redundant service on site

Description

Total Square Feet: 11,500 sf.
SF Office: 2,500 sf. office
SF Manufacturing: 9,000 sf. docking
Ceiling Height: 12'
of Floors: 1
Multi-Tenant: No
Min. SF Available: 1,000 sf.
Max. SF Available: 11,500 sf.
Former Use: Trucking
Zoning Type: Industrial

Fire

Fire Protection: City of Anderson
Fire Rating: 4

Highway

Interstate: I-69 (0 mi.)
Four-Lane Highway: Business 9 (0 mi.)
Two-Lane Highway: SR 9 & 67 (0 mi.)

Rail

Railroad: Yes
Railroad Name: CSX (Conrail)
Spur On Site: No

Price

Sale/Lease Price: Negotiable

Airport

Commercial Airport: Indianapolis Intl. (50 mi.)
Local Airport: Anderson Municipal (10 mi.)

Sewer

Sewer Supplier: City of Anderson
Sewer Main Size: Multiple force mains
into 12" gravity main
Sewer Main Distance: On-site
Sewer System Capacity: 21.25 MGD
Sewer Avg. Daily Use: 12.50 MGD

Port

Nearest Port: Jeffersonville, IN or
Cincinnati, OH (150 mi.)

Water

Water Supplier: City of Anderson
Water Main Size: 16 inch (looped)
Water Main Distance: On-site
Water System Capacity: 15 MGD
Water Storage Capacity: 4.5 million gal.
overhead
Water Avg. Daily Use: 12 MGD

Contact

Contact Company: Corporation for
Economic Development
Contact Name: Rob Sparks
Executive Director
Contact Address: 2701 Enterprise Dr. Ste. 100
Contact City/Town: Anderson, IN 46013
Contact Phone: 765.642.1860
Email: RobSparks@cedanderson.com

Gas

Gas Supplier: Vectren
Gas Main Size: 4"
Gas Main Distance: On-site

Broker/Owner

Broker Company: Burr & Temkin
Broker Name: David Lane
Broker Phone: 312-263-2722
Broker Email: Lane@BurrTemkin.com
Owner: Rob Sandol
Owner Phone: 734-757-1671
Management Company: CDI, Inc.
Manager Name: Scott Francis
Manager Phone: 812-232-3327
Manager Email: sjfrancis@cdiinc.net

Electric

Anderson Municipal L&P
Distribution Voltage: 13 KV
Distribution Distance: On-site
Transmission Voltage: 34 KV
Transmission Distance: 8650'
Substation on site

Other Information

CCX is located in The Flagship Industrial Park and has a Foreign Trade Zone status, access to a fiber optic loop, and is part of a Certified Technology Park.

Environmental

Stormwater: Ditch and pond system
Wetlands: 23 acres S. of rail spur
Air quality: Attainment area