

12,800+ Sq. Ft. Class "A" Office Space



Location

Name: Applewood Offices
 Street: 1320 E. 53rd St.
 City/Town: Anderson
 County: Madison
 Township: Anderson
 In Corp. Limits: Yes

Description

Total Square Feet: 12,840
 SF Office: 12,840
 SF Manufacturing: 0
 SF Warehouse: 0
 Expandable: Unknown
 Site Acreage: 2.1
 # of Buildings: One
 # of Floors: One
 Multi-Tenant: Yes
 Former Use: Ivy Tech Offices
 Zoning Type: B-2

Price

Lease Price: \$5.50/ SF Net

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: ADM Real Estate, Inc.
 Contact: Steve Maines
 Owner Phone: 765-282-7785

Comments:

*Outstanding Class "A" office building.
 *Convenient access to I-69
 *Ample parking

1320 E. 53rd Street

Anderson, IN

“Class A Office Space”

Applewood Office Building



~Lease Price: **\$5.50/SF Net**

~Zoning: **B-2**

~Available to Lease: **Up to 12,840 Sq.Ft. (will divide)**

~Lot Size: **210 x 436 (2.1 ac.)**

~Located on 53rd Street just West of Scatterfield (SR 9) in
Anderson's premier retail & office area

~ **EXCEPTIONAL VALUE ~ NEXT TO GILL BROS. FURNITURE**

~ **CONVENIENT ACCESS TO I-69 ~ AMPLE PARKING ~ HIGH TRAFFIC COUNT**

~ **GREAT CENTRAL INDIANA LOCATION**

QUICK ACCESS TO INDY (25 MIN.), MUNCIE (25 MIN.), FT. WAYNE (60 MIN.), MARION (30 MIN.)

FIRST 2 MONTHS RENT FREE!!



ADM REAL ESTATE, INC.

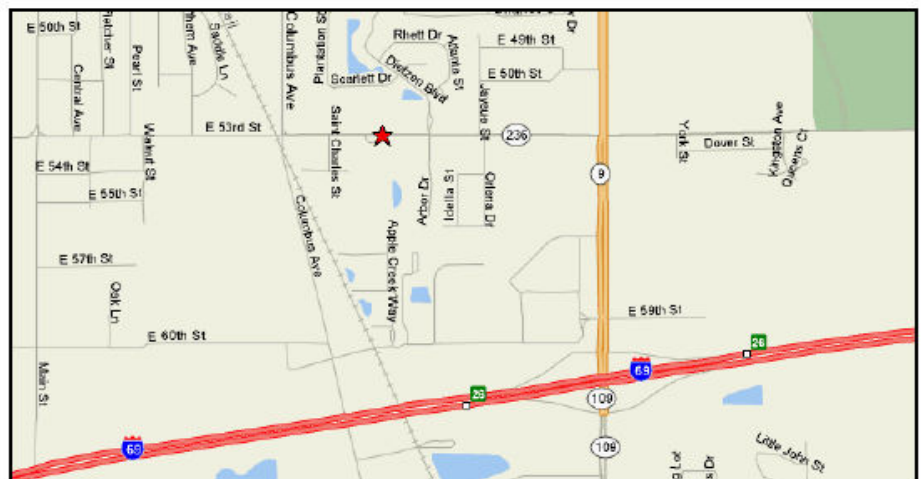
Contact **Steve Maines** or

Julie Bering for more information

3410 WEST FOX RIDGE LANE

MUNCIE, INDIANA 47304

(765) 282-7785



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BUT POSITIVELY NOT WARRANTED

LISTING NO.
O-S-2095 &
O-L-1206
JB