

# 20,000 Sq. Ft. Light Industrial



## Location

Name: Continental Design  
 Street: 1521 Meridian St.  
 City/Town: Anderson, IN 46016  
 County: Madison  
 Township: Anderson  
 In Corp. Limits: Yes

## Description

Total Square Feet: 20,000 sf  
 Office: 4 – 5 offices (1,000 sf.)  
 # of Buildings: One  
 # of Floors: One  
 Multi-Tenant: Possible  
 Min. SF Available: 10,000 sf  
 Former Use: Warehouse/Manufacturing  
 Zoning Type: Light Industrial I-1

## Price

Lease Rate: Manufacturing \$3.60 /sq. ft.  
 Finished Space \$7.20 /sq. ft.  
 Triple Net Lease Rate

## Ceilings

Ceiling (ft): 18' – 20'

## Construction

Truck Docks: Yes – 4  
 Parking Spaces: 30  
 Yr. Const. - Newest: 1990's  
 Yr. Const. - Oldest: 1972

## Fire

Sprinklers: Yes  
 Fire Protection: City of Anderson

## Utilities

Electric Provider: City of Anderson  
 3 Phase 480 Amp Power  
 Electric Busbars  
 Gas Provider: Vectren Gas Company  
 Water Provider: City of Anderson  
 Sewer Provider: City of Anderson  
 Telecomm. Provider: AT&T

## Highway

Interstate: I-69 (5 mi.)  
 4-Lane Highway: MLK Blvd. (1 mi.)  
 2-Lane Highway: State Roads 9, 32, 67 (0 mi.)

## Port

Nearest Port: Jeffersonville, IN and  
 Cincinnati, OH (105 Mi.)

## Airport

Comm. Airport: Indpls. International (50 mi.)  
 Local Airport: Anderson Municipal (5 mi.)

## Contact

Company: Corp. for Economic Development  
 Name: Rob Sparks  
 Phone: 765.642.1860  
 Email: [robsparks@cedanderson.com](mailto:robsparks@cedanderson.com)

## Owner/Realtor

Contact: Judy Nagengast  
 Phone: 765-778-9999 x302  
 Email: [judy@continentalinc.com](mailto:judy@continentalinc.com)

## Additional Information

\*Entire building has efficient Heat & Air Conditioning

# Prime Manufacturing Space For Lease

1521 Meridian Street  
Anderson, IN 46016

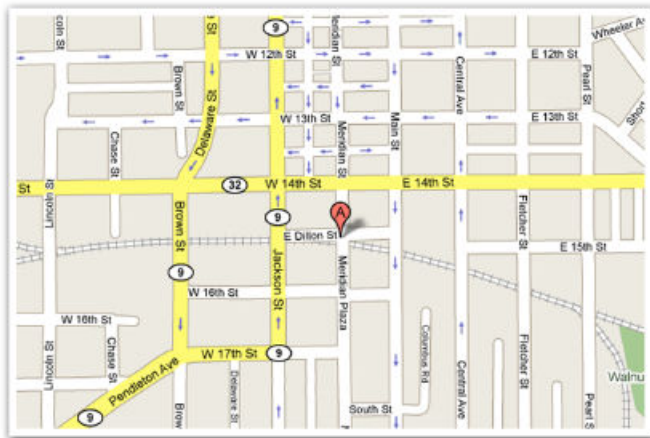
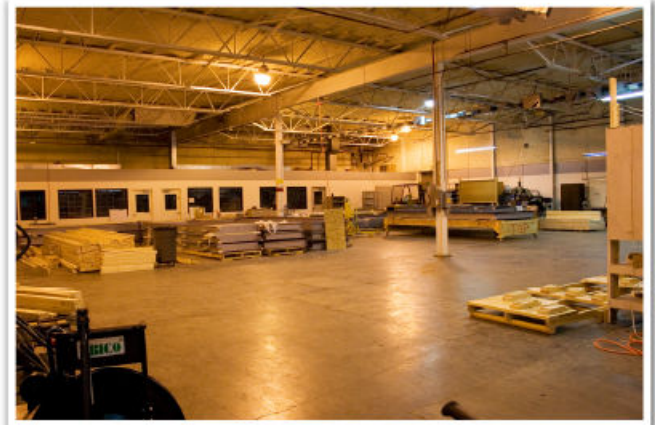


## 10 - 20,000 sq ft

**-4 Loading Docks**

**-Heat & Air**

**-3 Phase 480 Amp Power**



## Building Information

- 10-20,000 Square Feet
- 4-5 offices (1000 square feet)
- 3 Phase 480 Amp Power
- Entire Building has efficient Heat & Air Conditioning
- Zoned I-1 Light Industrial
- 30+ Parking Spaces
- 18' to 20' Clear Ceiling Height
- Separate Entrance with Lobby
- 4 Loading Docks
- Electric Busbars Throughout
- Excellent Lighting
- Built in 1972. Fully Renovated in mid 1990's
- Signage Available

## Lease Terms

- Manufacturing Space \$3.60/sq ft
- Finished Space \$7.20/sq ft
- Triple Net Lease
- Reasonable Utility Cost
- 2 or 3 yr term with renewable terms
- Available September, 2009

**Judy Nagengast**

**Phone: 765.778.9999 x302**

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