

8 Buildings Totaling 387,000 Sq. Ft. Industrial Site



Elston Richards Site Information

Location

Name: Elston-Richards
Street: 1301 W. 16th Street
City/Town: Anderson, IN 46016
County: Madison
Township: Anderson
In Corp. Limits: Yes

Description

Total Square Feet: 387,666 sf
SF Office: 4,000 sf
SF Warehouse: 383,000 sf
Site Acreage: 14.47 acres
of Buildings: Eight (8)
of Floors: One
Subdivide : Yes
Former Use: Public Warehouse
& Light Manufacturing
Zoning Type: Industrial

Price

Sale Price: Building 7 \$1,428,000
Buildings 1- 6 & 8 \$357,075
Lease Rate: \$1.50-\$2.50/sf Industrial Gross

Ceilings

Min. Ceiling (ft): 12 ft
Max. Ceiling (ft): 38 ft

Floors

Floor Type: concrete
Floor Thick. (In): 6" to 12"
Truck Docks: 39
Yr Const: - Newest 1979
Oldest 1900

Construction

Wall Type: Block/Brick/Steel
Roof Type: Steel
Exterior Finish: Block/Brick/Steel Painted
Sprinklers: yes

Utilities

Electric Provider: Anderson Municipal
Size: 480 Volts 3-Phase
Gas Provider: Vectren Energy
Size: ¾" high pressure line at facility,
4" main 60 feet south
Water Provider: City of Anderson
Size: 6" main, 55-60 psi
Sewer Provider: City of Anderson
Size: 24" gravity on property
Telecomm. Provider: AT&T
Fiber Optics Provider: City of Anderson

Fire

Fire Protection: City of Anderson
Fire Rating: 4
Wetlands On-Site: No
Environmental Phase I Completed 2000

Highway

Interstate: I-69 (3.5 miles from Exit #26)
I-70 & I-465 (25 miles)
Highway: SR 32 & SR 9 (less than 1 mile)
SR 109 (2 mile)

Rail

Railroad: Yes
Railroad Name: Central Indiana Western
Spur on Site: Yes
Rail Docks: 4 active, 5 inactive

Port

Nearest Port: Cincinnati, OH (105 miles)

Airport

Comm. Airport: Indianapolis International (50 mi.)
Local Airport: Anderson Municipal (8 miles)

Broker:

Company: Olympia Partners
Name: Chris Ayres
Contact: 317.264.9401 x 19

Contact

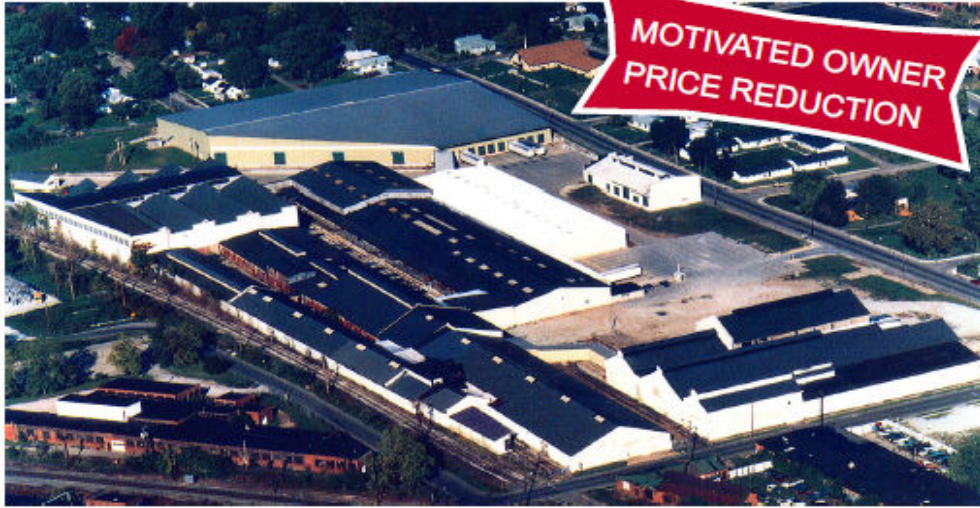
Company: Corporation for
Economic Development
Name: Rob Sparks
Address: 2701 Enterprise Dr., Suite 100
City/Town: Anderson, IN 46013
Phone: 765.642.1860
Email: robsparks@cedanderson.com

Comments:

Building #1 - 55,000 sq ft, 20'-25' ceiling, Tracks
Building #2 - 66,470 sq ft, 20'-25' ceiling, Tracks
Building #3 - 26,500 sq ft, 20' ceiling
Building #4 - 50,800 sq ft, 50' Crane, Tracks
Building #5 - 31,200 sq ft, 20' ceiling
Building #6 - 47,460 sq ft, 20' ceiling
Building #7 - 102,000 sq ft, Active Rail, 13 Docks
Building #8 - 8,236 sq ft, 20' ceiling

Elston Richards Facility

1301 W 16th Street
Anderson, IN



**MOTIVATED OWNER
PRICE REDUCTION**

Features:

- Seven building industrial complex
- 387,660 total square feet
- 12' - 38' clear
- 39 docks / 7 drive-ins
- 22 spot rail access
- Dry sprinkler system
- 4,000 square feet of office space
- 480v 3 phase power
- Close proximity to I-69
- City of Anderson economic incentives available
- Strong local labor force



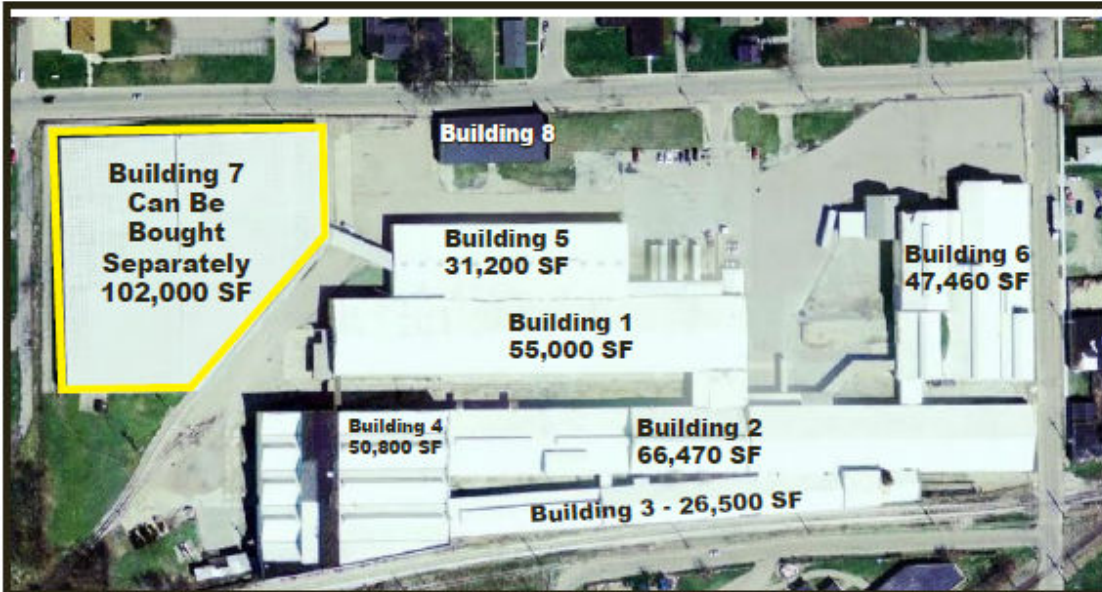
For Sale or Lease
387,660 Total SF

For more information contact:

Chris Ayers
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Indianapolis, IN 46204
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cayers@naiolympia.com

NAI Olympia Partners

Commercial Real Estate Services, Worldwide.



**Building 7
Can Be
Bought
Separately
102,000 SF**

Building 8

**Building 5
31,200 SF**

**Building 6
47,460 SF**

**Building 1
55,000 SF**

**Building 4
50,800 SF**

**Building 2
66,470 SF**

Building 3 - 26,500 SF



For more information contact:

For **SALE** or **LEASE**
Owner flexible on
lease term and
lease site configuration

SALE PRICE
Building 7 Sale Price:
\$1,428,000
Buildings 1,2,3,4,5,6 and 8
\$357,075

LEASE RATE
\$1.50 - 2.50 / SF
Industrial Gross

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