

# 40,000 – 62,000 Sq. Ft. Light Industrial



## Location

Name: PayLess Warehouse  
 Street: 2203 Raible Ave.  
 City/Town: Anderson, IN 46011  
 County: Madison  
 Township: Anderson  
 In Corp. Limits: Yes

## Description

Total Square Feet: 40,000 - 62,000 sf  
 SF Office: 1,000 sf  
 SF Warehouse: 39,000  
 Expandable: yes (by 22,000 sf)  
 # of Buildings: One  
 # of Floors: One  
 Min. SF Available: 22,000 sf  
 Max. SF Available: 62,000 sf (expanded)  
 Former Use: warehouse  
 Zoning Type: Industrial

## Price

Sale Price: N/A  
 Lease Rate: just under \$2.00 sf

## Ceilings

Ceiling (ft): 14' sidewall – 20' peak

## Floors

Floor Type: concrete  
 Truck Docks: 4 docks  
 2 overhead doors

## Construction

Wall Type: metal, insulated  
 Roof Type: metal, insulated  
 Exterior Finish: Metal  
 Sprinklers: yes

## Utilities

Electric Provider: Anderson Municipal  
 Gas Provider: Vectren Energy Delivery  
 Water Provider: City of Anderson  
 Sewer Provider: City of Anderson  
 Telecomm. Provider: AT&T

## Fire

Wetlands On-Site: No  
 Environmental Phase I Available.

## Highway

Interstate: I-69 (3.5 mi.)  
 4-Lane Highway: MLK Jr. Blvd. (1 mi.)  
 2-Lane Highway: Raible Avenue (0 mi.)

## Rail / Port

Rail: None  
 Nearest Port: Jeffersonville, IN and Cincinnati, OH (105 mi.)

## Airport

Comm. Airport: Indianapolis Intl (45. mi.)  
 Local Airport: Anderson Municipal (8 mi.)

## Contact

Company: Corp. for Economic Devl.  
 Name: Rob Sparks  
 Phone: 765.642.1860  
 Email: RobSparks@CEDAnderson.com

## Owner (Contact)

Company: Central Mgmt Services  
 Name: Paul Nicholson  
 Phone: 765.640.2455  
 Fax: 765.640.2456

\*Willing and able to expand to 62,000 sf.

