

590,000 Sq. Ft. Industrial Site



Plant 9 Site Information

Location

Name: U. S. Leisure
Street: MLK & 29th St.
1305 W. 29th St.
City/Town: Anderson, IN 46016
County: Madison
Township: Anderson
In Corp. Limits: Yes

Description

Total Square Feet: 590,000 sf
Expandable: Yes
Site Acreage: 36.6
Usable Acreage: 16
of Buildings: Three
of Floors: One
Column Spacing: 40 X 40
Multi-Tenant: possible
Max. SF Available: 480,000 sf
Former Use: Warehouse/Manufacturing
Zoning Type: I-2 Industrial

Price

Sale Price: \$2.8 million
Lease Rate: \$1.75-\$2.00 /sq. ft.

Ceilings

Min. Ceiling (ft): 18'
Majority Ceiling (ft): 24'
Max. Ceiling (ft): 55' (30,000 sf.)

Floors

Floor Type: Concrete
Floor Thick. (In): 8"
Truck Docks: 22
At-Grade Docks: 5
Yr. Const. - Newest: 1980
Yr. Const. - Oldest: 1960

Utilities

Electric Provider: City of Anderson
13,800 Amps
480 Volts 3-Phase
5 Transformers
Gas Provider: Vectren
Water Provider: City of Anderson
Sewer Provider: City of Anderson
Telecomm. Provider: AT&T
Fiber Optics Provider: City of Anderson

Fire

Sprinklers: Yes
Fire Protection: City of Anderson
Wetlands On-Site: No
Environmental Phase I Avail.

Highway

Interstate: I-69 (3 miles from Exit #26)
I-70 & I-465 (25 miles)
Highway: SR 32 (2 miles)
SR 9, 67 (0 miles)
SR 109 (2.5 miles)

Rail

Railroad: Yes
Railroad Name: Conrail
Spur on Site: Yes (multiple)

Port

Nearest Port: Cincinnati, OH (105 miles)

Airport

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

Contact

Company: Corp. for Economic Development
Name: Rob Sparks
Executive Director
Address: 2701 Enterprise Dr.
Suite #100
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Owner/Realtor

Company: Mathewson Willey Realty
Contact: Tom Willey
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Incentives:

New Market Tax Credit
Foreign Trade Zone
Job Training
Equipment Tax Savings



FOR LEASE

1305 W. 29th St
RACEWAY INDUSTRIAL PARK

Anderson, Indiana



- ◆ 480,000 SF Industrial Manufacturing, Warehouse, Distribution Facility
- ◆ 16 Usable Acres
- ◆ 24' - 55' Ceiling Heights, 22 Truck Docks, 5 At-Grade Docks, 6 Rail Spurs
- ◆ 3 Miles from I-69 (Exit 19), 28 Miles from Indianapolis
- ◆ FTZ Status, Zoned Industrial

For More
Information Contact:

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