

# 70,000 Sq. Ft. Class "A" Office / Flex



## Location

Name: Remy Building  
 Street: 2902 Enterprise Drive  
 City/Town: Anderson, IN 46013  
 County: Madison  
 Township: Fall Creek  
 In Corp. Limits: Anderson

## Description

Total Square Feet: 70,000  
 SF Office: Approx. 40,000  
 SF Manufacturing: 0  
 SF Lab/Flex: Approx. 30,000  
 Site Acreage: Less than 8  
 # of Buildings: One  
 # of Floors: One  
 Multi-Tenant: Yes  
 Ceilings: 8' – 15'  
 Former Use: Headquarter/Office  
 Zoning Type: Industrial/Business  
 Yr. Const.: 1998  
 Parking Spaces: 420

## Utilities

Electric Provider: Anderson City Utilities  
 Gas Provider: Vectren  
 Water Provider: Anderson City Utilities  
 Sewer Provider: Anderson City Utilities  
 Telecomm. Provider: Verizon

## Fire

Fire Protection: Anderson City

## Highway

Interstate: I-69 Exit #22 (1/4 mi.)  
 4-Lane Highway: State Road 9 (1/4 mi.)

## Rail

Railroad: None

## Port

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

## Airport

Comm. Airport: Indianapolis Intl (60 mi.)  
 Local Airport: Anderson Municipal (8 mi.)

## Contact

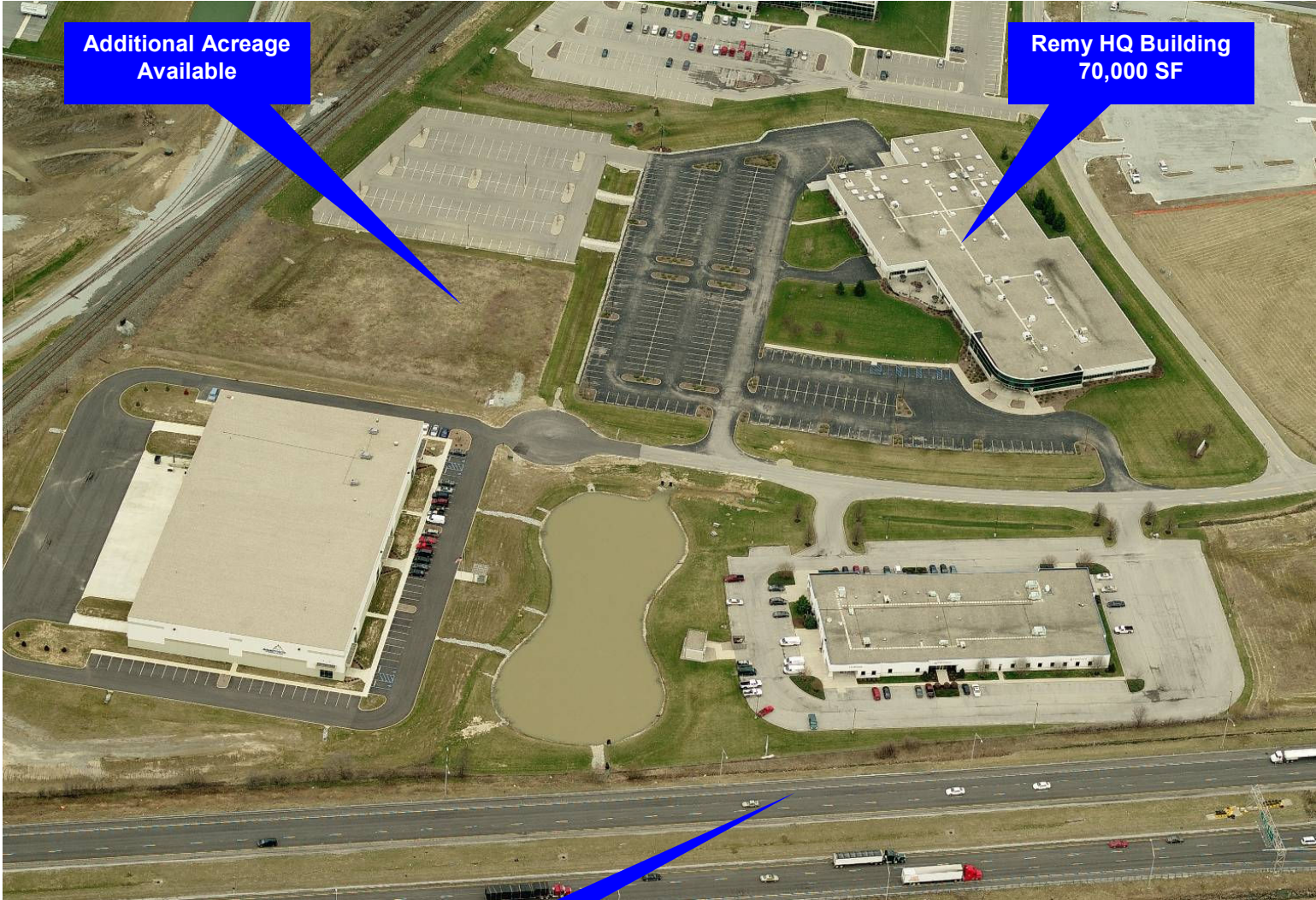
Contact Company: Corporation for  
 Economic Development  
 Contact Name: Rob Sparks  
 Contact Phone: 765-642-1860  
 Contact Email: RobSparks@cedanderson.com

## Listing Agent

Listing Company: Resource Commercial  
 Real Estate  
 Lead Agent: Dustin Looper  
 Agent Phone: 317-663-6557  
 E-mail: [dlooper@rcr.com](mailto:dlooper@rcr.com)

## Comments:

Furniture Available  
 Voice/Data Calling in place



**Additional Acreage Available**

**Remy HQ Building  
70,000 SF**

**I-69  
Interstate Visibility**

## 70,000 SF OFFICE BUILDING

Ideal for Headquarters, Call Centers, Schools

### AVAILABLE PROPERTY: FOR LEASE

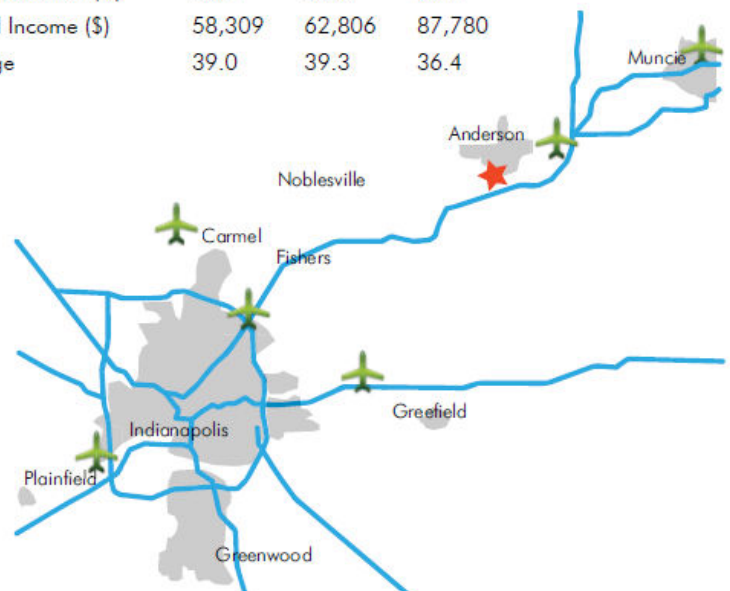


#### PROPERTY DETAILS

- Former Remy North American Headquarters
- 70,000 SF (Divisible)
- \$7.50/NNN
- Furniture included
- Voice/data cabling in place
- Ample parking
- Conveniently located to I-69 and SR 67
- 2902 Enterprise Drive, Anderson, IN

#### DEMOGRAPHICS

	5 Mile	10 Mile	20 Mile
Population	48,647	113,914	487,788
Higher Education (%)	44.5	44.3	60.1
Avg. HH Income (\$)	58,309	62,806	87,780
Med. Age	39.0	39.3	36.4



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