

80,000 Sq. Ft. Industrial / Flex Space



Location

Name: Flagship Accelerator II
 Street: 3619 W. 73rd St.
 City/Town: Anderson, IN 46011
 County: Madison
 Township: Fall Creek
 In Corp. Limits: Anderson

Description

Total Square Feet: 80,000
 Office Square Feet: 4,000
 Site Acreage: 8.42
 # of Buildings: One
 # of Floors: One
 Ceilings: 32' clear span height and
 50' on center columns
 Zoning Type: Industrial
 Dock Doors: 12
 Drive-in Doors: 2
 Yr. Const.: 2010
 Price: For Sale or Lease
 Final price negotiable
 based upon project
 investment and job creation

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

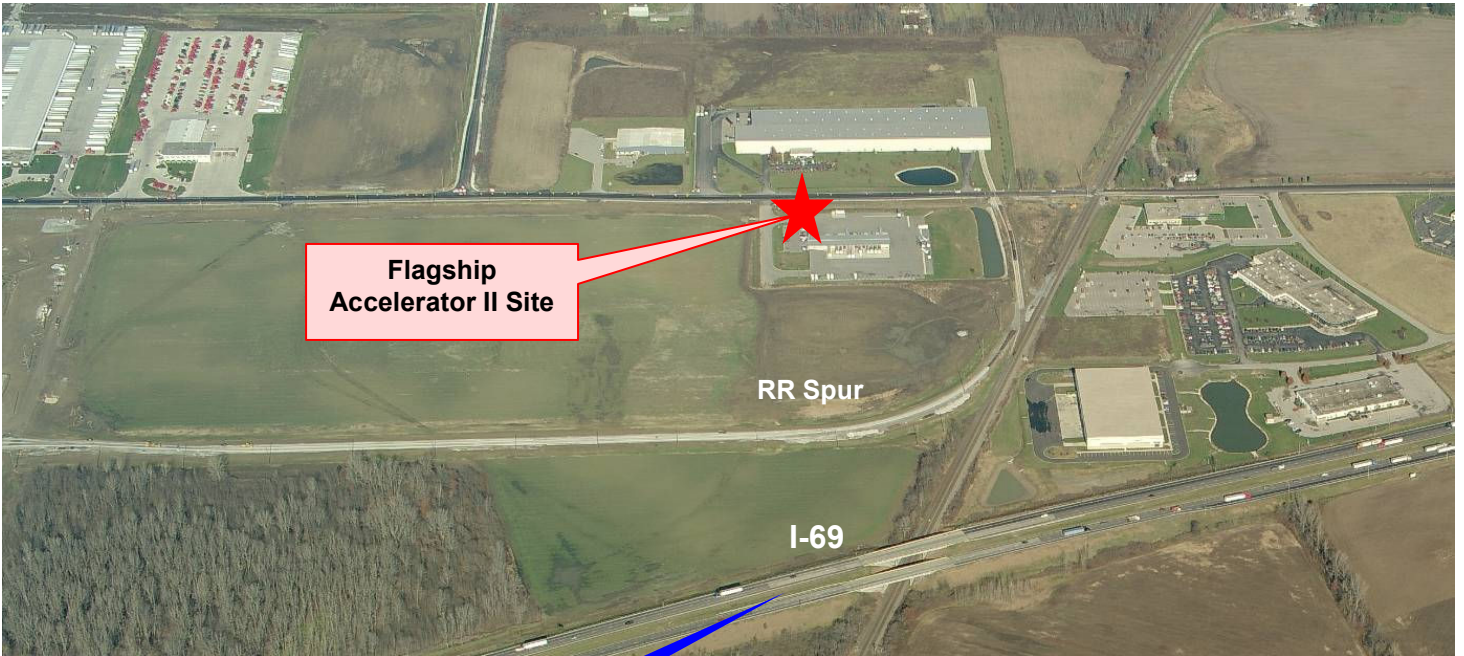
Listing Agent

Listing Company: Resource Commercial
 Real Estate
 Lead Agent: Dustin Loooper
 Agent Phone: 317-663-6557
 E-mail: dlooper@rcr.com

Comments:

Interstate Visibility
 LEED facility with limited passive solar heating
 Expected completion by the end of September 2010

From South to North



I-69
Interstate Visibility

From South East

