

FOR SALE COMMERCIAL FLEX USE & LAND | 16.98± ACRES

Office/Warehouse/Land | 5540 West 53rd Street | Anderson, IN 46013



RELIANT
PARTNERS

COMMERCIAL. STRENGTH.

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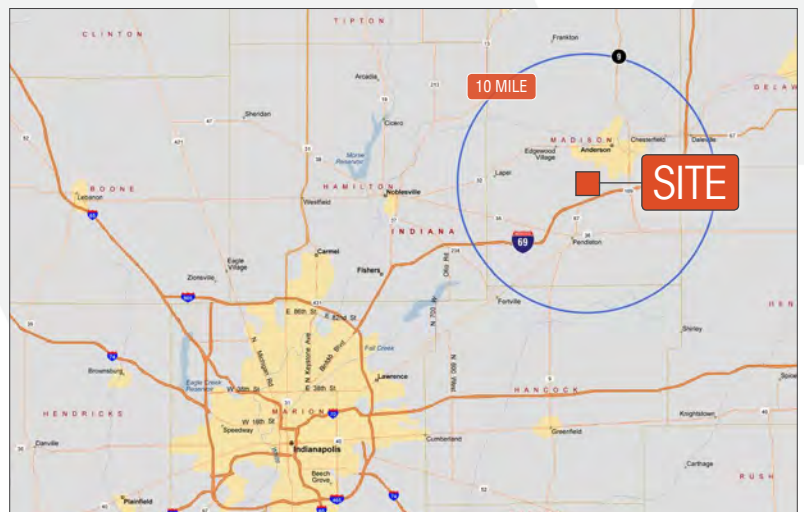
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PROPERTY FEATURES:

- 2,200± SF residence converted to office
- 7,000± SF warehouse
- 16.98± Acres total
- Also includes leased billboard at \$1,475 per year
- Approximately 20 miles/23 minutes to I-465 (Indianapolis area)
- Exit 222, I-69 traffic counts: 51,040 ADT
- Located approximately 1.5 miles north of I-69 along major thoroughfare of Martin Luther King Blvd.
- Site sits southeast of Anderson proper and north of Pendleton — about midway.
- Asking Price: \$395,000*

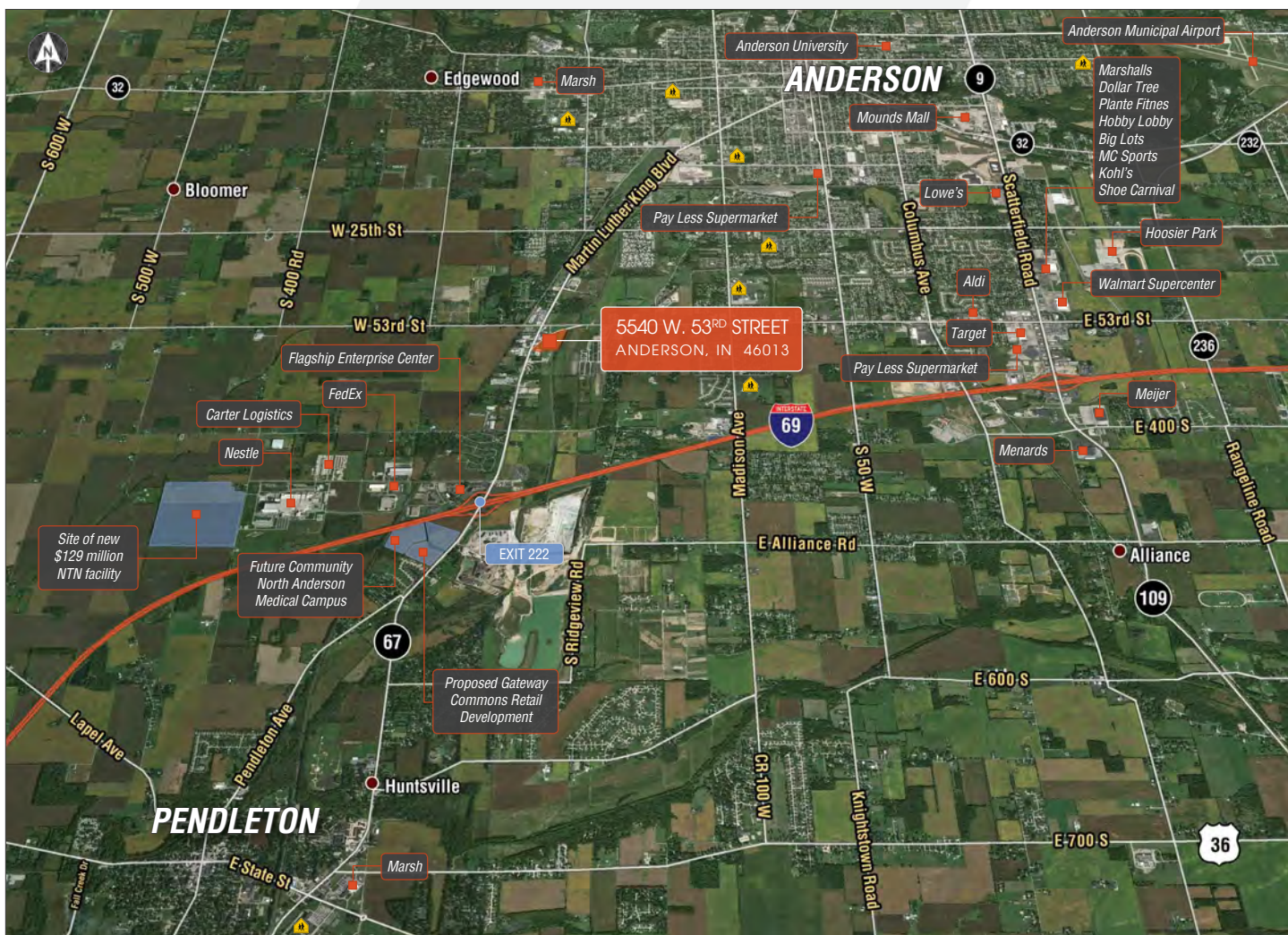
* Property can be subdivided with commercial office and warehouse on 3± acres and farm land of 14± acres.



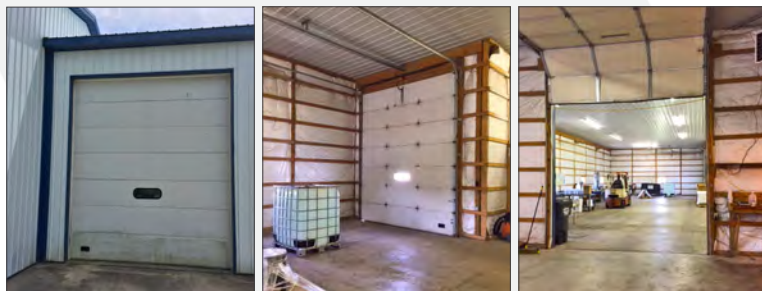
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