

FOR LEASE
Industrial/Flex

1735

W 53rd St.

Anderson, IN 46013

**Multi-Tenant
Industrial/Flex**

1735 W 53rd Street is a multi-tenant industrial/flex property consisting of 9 buildings totaling +/- 88,504 square feet. The property offers the ideal space for a wide variety of users looking for quality industrial/flex space with easy access to I-69 at exit 222.

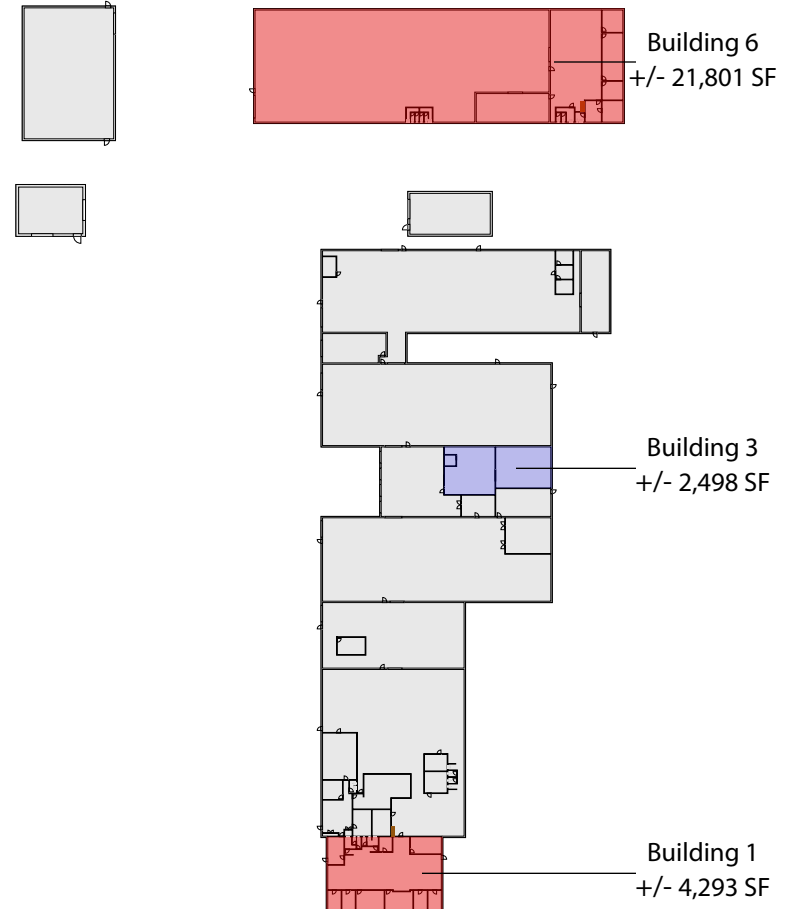


Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

Keith Dedrick CCIM, SIOR
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317-502-3622

Building Specifications

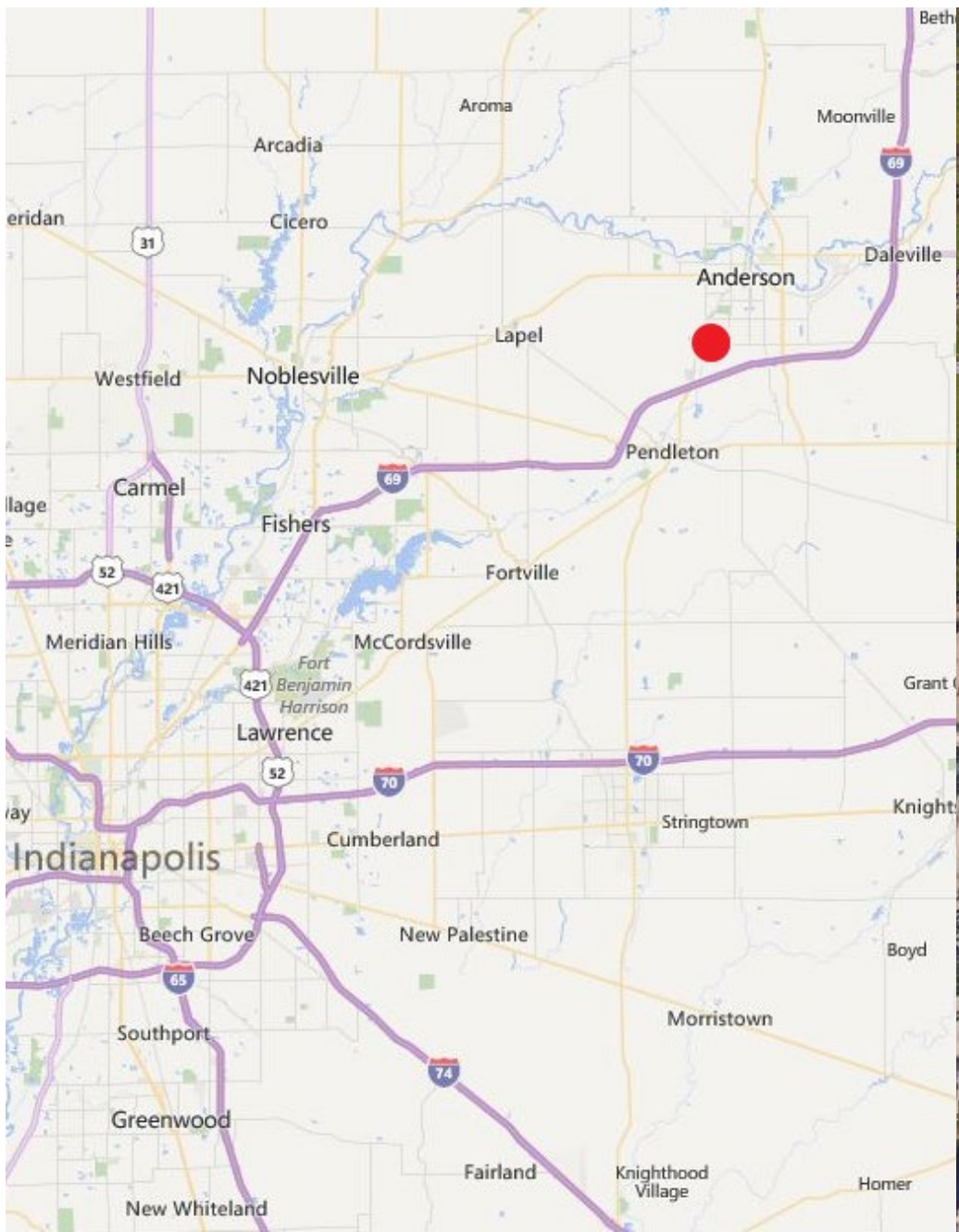
Warehouse Lease Rate:	\$3.95/SF IG
Office Lease Rate:	\$5.59/SF IG
Available Space:	+/-2,498 SF to +/- 21,801 SF
Contiguous Available Space:	+/- 21,801 SF
Zoned:	I-2
Power:	120-480v, 3-phase
Parking:	106 Spaces



Bld.	SF	Lease Rate	Space Type	Drive-in Doors	Availability	Details
1	+/- 4,293 SF	\$2,000/month IG	Office	N/A	Today	Six offices, conference room, kitchen, lobby, his and hers restrooms
3	+/- 2,498 SF	\$3.95/SF IG	Industrial	N/A	Today	One office, access to common dock area (3 docks and 1 UPS dock)
6	+/- 21,801 SF	\$3.95/SF IG	Industrial	1 (14' X 16')	1/1/2021	Five offices, conference room, his and hers restrooms, mezzanine



Location Overview



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