

Industrial Investment/Owner User Opportunity

1735 W. 53rd Street
Anderson, IN 46013



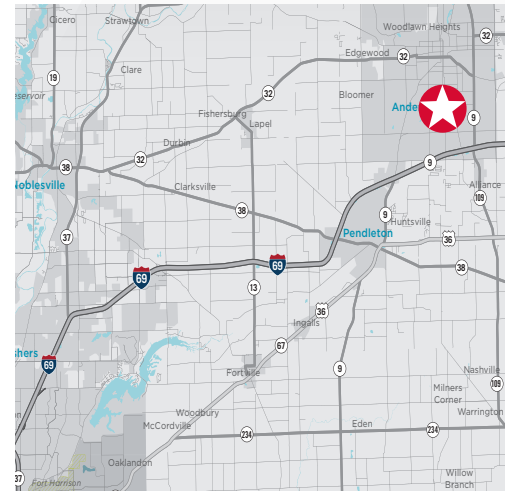
±88,000 SF

Property Details

Total Buildings SF:	±88,000 SF	Property Type:	Industrial
Acreage:	12.42 acres	Tenancy:	Multiple
Zoned:	I-2	Buildings:	8
Rental Rates: Below Market Rental Rates/Value Add Opportunity			

Investment Highlights

- Income-Producing Industrial Asset | 71% Leased
- Flexible Opportunity | Three Vacant ±26,000 SF Freestanding Buildings with Drive-in(s) Available for End-User(s)
- Long-Term Tenants | Meks Gymnastics, Darlington Snacks, and DJ Liquidations
- Ample Parking & Accessibility | 106 spaces and ±1 Mile to I-69



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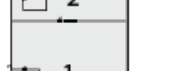
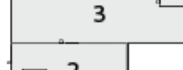
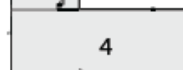
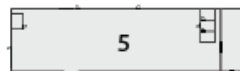
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Photos







W 53rd St.

Building 1:	17,146 SF
Building 2:	4,896 SF
Building 3:	16,068 SF
Building 4:	9,718 SF
Building 5:	13,527 SF
Building 6:	21,801 SF
Building 7:	3,867 SF
Building 8:	962 SF