



1825 W 18th Street

Anderson, IN 46016

For Sale

FOR MORE INFO



**NEW PRICE
POSSIBLE SELLER FINANCING!**



PROPERTY DESCRIPTION

36,518 SF Available for Sale in Anderson, IN. on 2 acres. Great location with easy access to SR 32, SR 9, and I-69. Adjacent to rail spur. Just 40 miles from downtown Indianapolis and close to Fishers. Perfect for business, storage, or expansion!

PROPERTY HIGHLIGHTS

- Zoned I-1 Light Industrial
- 6,000 SF office space
- 2 x 15,000 SF production/warehouse space
- Electric 480 V 3-phase, 2-1200 AMP panels
- 60 asphalt-paved parking spaces
- *Possible leaseback on some or all spaces!*

OFFERING SUMMARY

Sale Price	\$980,000
Lot Size	2.05 Acres
Building Size	36,518 SF
Zoning	I-1 Light Ind

DEMOGRAPHICS-MADISON COUNTY

Population	131,744
Median HH Income	\$62,632
Median Home Price	\$147,700
School Systems	Overall Grade A-

<https://1825w18thst.relahq.com>

BOB MORRIS
Top Choice Real Estate



317-625-0655



Bob@TopChoiceRE.com

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SCAN



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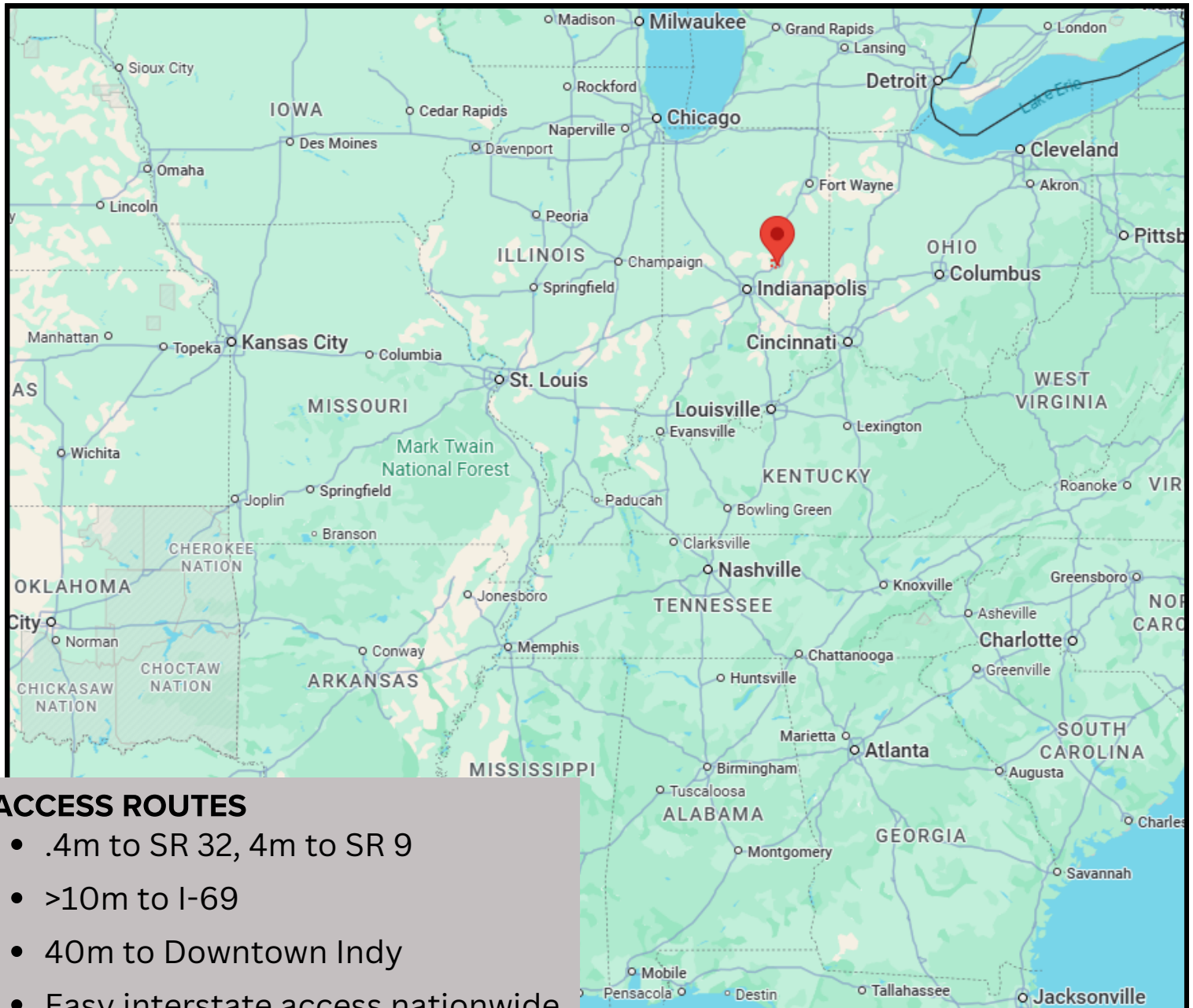
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SCAN



Access Routes



ACCESS ROUTES

- .4m to SR 32, 4m to SR 9
- >10m to I-69
- 40m to Downtown Indy
- Easy interstate access nationwide
Toronto - Detroit - Mexico

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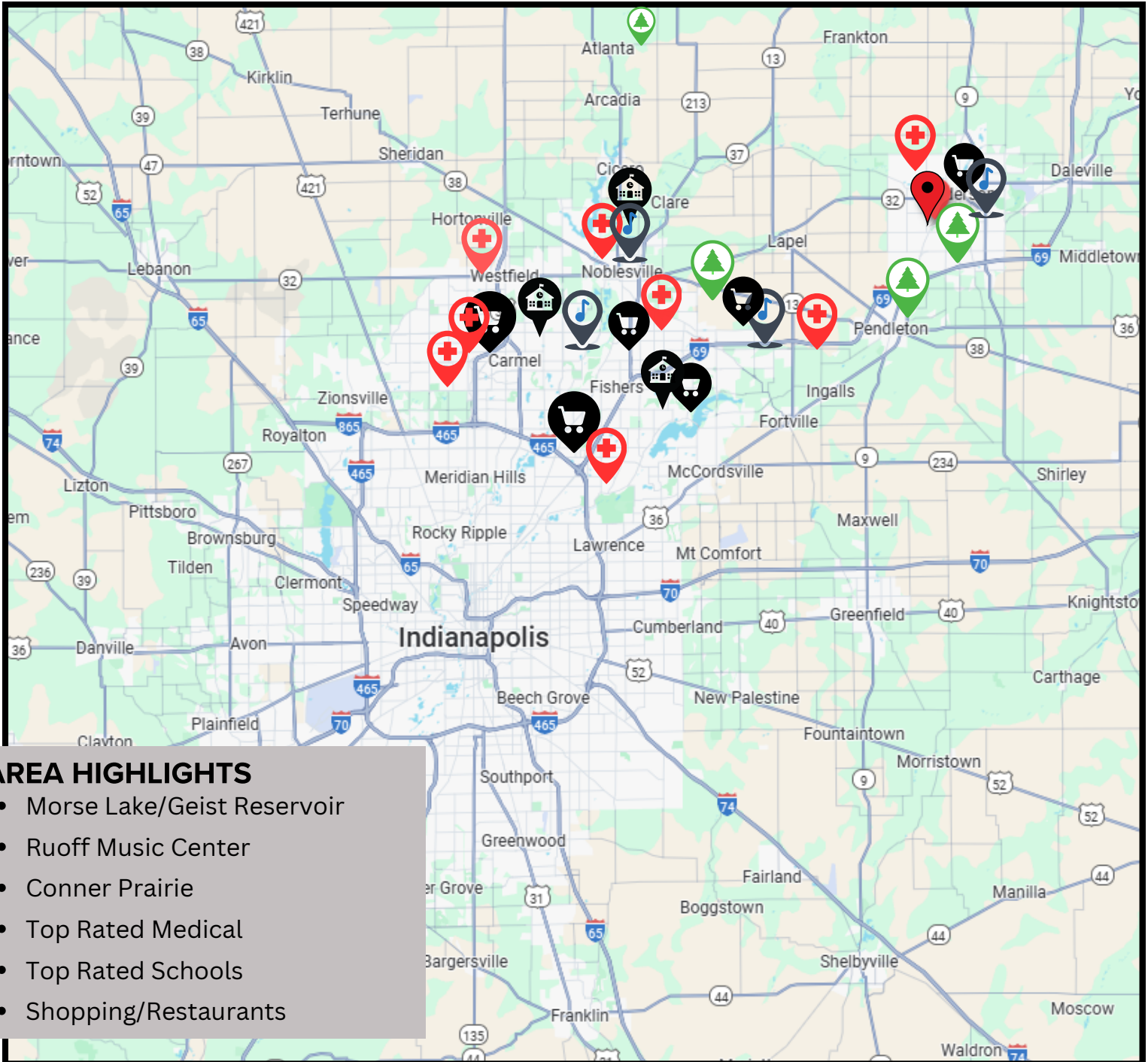
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Area Highlights



AREA HIGHLIGHTS

- Morse Lake/Geist Reservoir
- Ruoff Music Center
- Conner Prairie
- Top Rated Medical
- Top Rated Schools
- Shopping/Restaurants

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