

AVAILABLE


1305 West 29th Street, Anderson, IN



Photo digitally manipulated



Industrial Building

- 338,000 SF
- Divisible
- Industrial Facility on 38.7 Acres
- Great Loading
- Heavy Power
- Interior Rail
- Abundant Parking
- Convenient access to 

- Interstate connectivity to:



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1305 West 29th Street offers convenient access to Interstate 69, approximately 3.5 miles south. Interstate 69 intersects with the Interstates 465 freeway hub, connecting freeways in seven directions including I-65, I-70, I-74 and U.S. 131, which puts 53,300,000 people within a half-day (5 hour) drive of Anderson. Interstate 65 is main north-south artery while Interstates 70 and 74 are east-west arteries. Anderson is located 20 miles northeast of Indianapolis, the state capital of Indiana. Anderson's Midwest location, coupled with its strategic interstate, highway and rail access systems and its manufacturing, engineering and logistics & distribution history, make it a prime location for any business industry.

Property Highlights

- 338,000 SF industrial facility on 38.7 Acres
- Twenty-six (26) dock-high doors with hydraulic levelers and five (5) drive-in doors.
- Ceiling Heights: 22' to 55' clear.
- Column Spacing: 40'
- Lighting: HID and Fluorescent
- Power: 13,500 Volt, High Industrial Capacity.
- Sprinkler: Wet system.
- Parking: 128 paved vehicle spaces
- Floor: 8" concrete
- Rail: Building is served by six (6) rail spurs, including three (3) lower train pull-ins on the south side and one (1) train pull-in on the north side.
- Zoning: I2 Industrial
- Property is fenced.



Indiana Business Environment

The overall cost of doing business in Indiana is lower than in most other states. The City of Anderson, located in Madison County is no exception. There are also a wide variety of local and State economic incentives available including tax credits, tax abatements, loan programs, financing, and grants. For more information, please visit the City of Anderson's Economic Development website at www.cityofanderson.com/ed/.

Distribution and Logistics

Anderson benefits from a strategic interstate and highway access system. Positioned in the heart of the Midwest, Anderson is located on the I-69 corridor just northeast of Indianapolis where four major interstate highways, I-69, I-65, I-70 and I-74, intersects via I-465. Anderson also offers a quick 15 to 20-minute drive to I-70 via State Roads 9 and 109. 75% of the U.S. population is within an 8 hour drive from Anderson. Other highways that traverse Anderson are State Roads 9, 37, 67, 109, 232 and 236. Anderson also offers great rail access via CSX Transportation and has its own regional airport with two large runways and control tower. The State of Indiana ranks in the top 10 in 30 national logistics categories. Among those top ranking are:

- 1st in Interstates
- 1st in shortest distance to median center of U.S. population
- 1st in rail tons of primary metals originated (19% of U.S. total)
- 1st in rail tons of primary metals terminated (15% of U.S. total)

