



TIM HALL
 REALTOR®/
 MANAGING BROKER

COMMERCIAL FLEX SPACE FOR LEASE



F.C. Tucker/Prosperity
 Independently Owned & Operated

4020 COLUMBUS AVE., ANDERSON, IN. 46013

Position yourself for success in a truly unique flex space

F.C. Tucker/Prosperity is pleased to exclusively offer a truly unique flex space available for lease in Anderson, Indiana. Newly available is 4,000 sq ft of versatile flex space located within the LivRite Fitness Center with immediate availability. This ground level, handicap accessible mixed space is a blend of office space and open flex space. Up to 4,000 sq ft is available but is divisible into 1,600 sq ft and 2,400 sq ft options as well. This offering is positioned on one of the busiest corridors in Anderson with over 7,500 vehicles passing by directly every day, and the nearest signaled intersection has 18,500 vehicles daily. This space will also receive extraordinary exposure with the strong membership of the LivRite Fitness center. A tremendous feature of this facility is that there are over 200 parking spots available with several dedicated handicap parking spaces. Lease is a gross lease with utilities included. If you are looking for a space to position yourself or your business for success, look no further.



PROPERTY SUMMARY

4,000
 SQ FT FLEX SPACE

18,500
 CARS/DAY NEAREST INTERSECTION

7,500
 DIRECT CARS/DAY

VIDEO TOUR



LISTING INFO



TIM HALL

F.C. TUCKER/PROSPERITY
 REALTOR®/ MANAGING BROKER

TIM.HALL@TALKTOTUCKER.COM

(765) 50-TIMBO

123 W 8TH ST., ANDERSON, IN. 46016