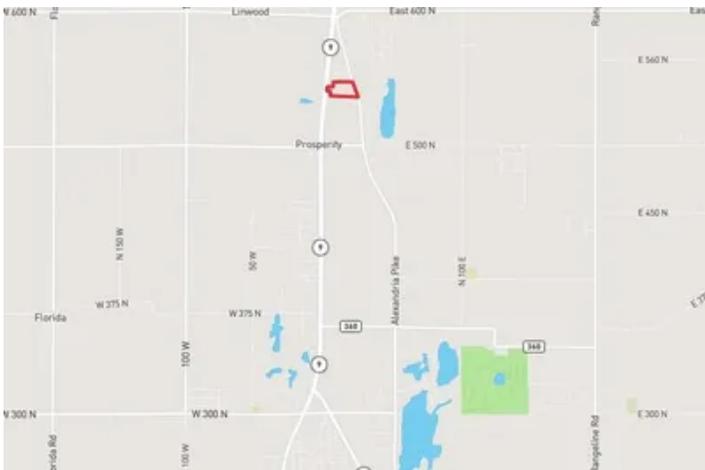


5422 N State Road 9 | Anderson, Indiana | Madison  
County 13 +/- Acres | Comm/Industrial Zoning  
5422 N State Road 9  
Anderson, IN 46012

**\$1,300,000**  
13± Acres  
Madison County

**Call Chad Renbarger 317-416-7712** PROPERTIES



**5422 N State Road 9 | Anderson, Indiana | Madison County 13 +/- Acres | Comm/Industrial Zoning  
Anderson, IN / Madison County**

**SUMMARY**

**Address**

5422 N State Road 9

**City, State Zip**

Anderson, IN 46012

**County**

Madison County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

40.184987 / -85.668947

**Acreage**

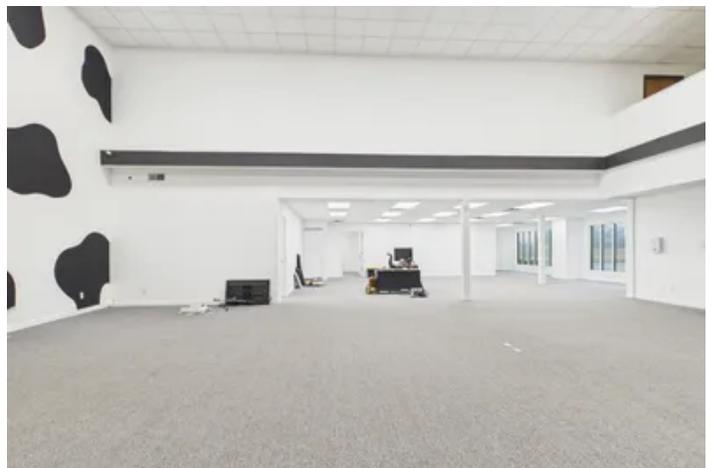
13

**Price**

\$1,300,000

**Property Website**

<https://indianalandandlifestyle.com/property/5422-n-state-road-9-anderson-indiana-madison-county-13-acres-comm-industrial-zoning/madison/indiana/100228/>



## PROPERTY DESCRIPTION

5422 N State Road 9 / Anderson, Indiana / Madison, County / 13+/- Acres / Commercial/Industrial Zoning

### Property Overview

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An exceptional commercial opportunity in Madison County, Indiana. This versatile, well-established property offers over 13 +/- acres along State Road 9 in Anderson with outstanding visibility, accessibility, and infrastructure — ideal for a wide range of commercial or industrial users.

### Main Building — Office Level (5,500+ SF)

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The main level delivers a highly functional and professional workspace featuring multiple private offices, a dedicated conference room, a full kitchen/break area, and a spacious main open area perfectly suited for operations, reception, or collaborative workspaces. This turn-key office environment is ready to support a large staff or growing organization from day one.

### Upper Level — Expansion Space (± 3,920 SF Total)

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Two unfinished upper-level areas of approximately 1,960 SF each offer incredible upside potential. Whether you envision additional offices, storage, training facilities, or specialty buildout, these spaces are a blank canvas ready to be transformed to fit your business needs.

### Garage / Work Area (4,125 SF)

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The attached garage and work area features six (6) large overhead doors, making it ideal for fleet vehicles, equipment storage, light manufacturing, or distribution operations. This space seamlessly bridges the professional office environment with heavy-duty operational needs.

### Security & Exterior Features

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- 3.5 +/- Acres of Fenced Rear Yard — Secure, enclosed outdoor space ideal for equipment storage, vehicle staging, or secured operations, and lighting
- Large Front Parking Lot — Ample parking for staff, clients, and visitors
- Secured Rear Parking — Additional gated parking in the rear for added security and operational flexibility

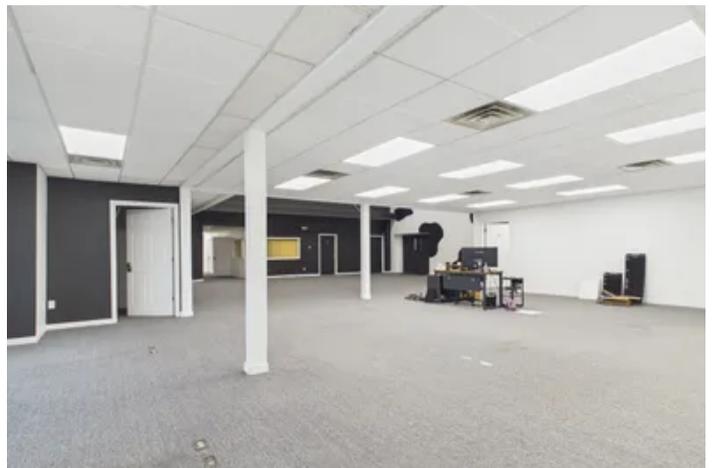
### Property Details

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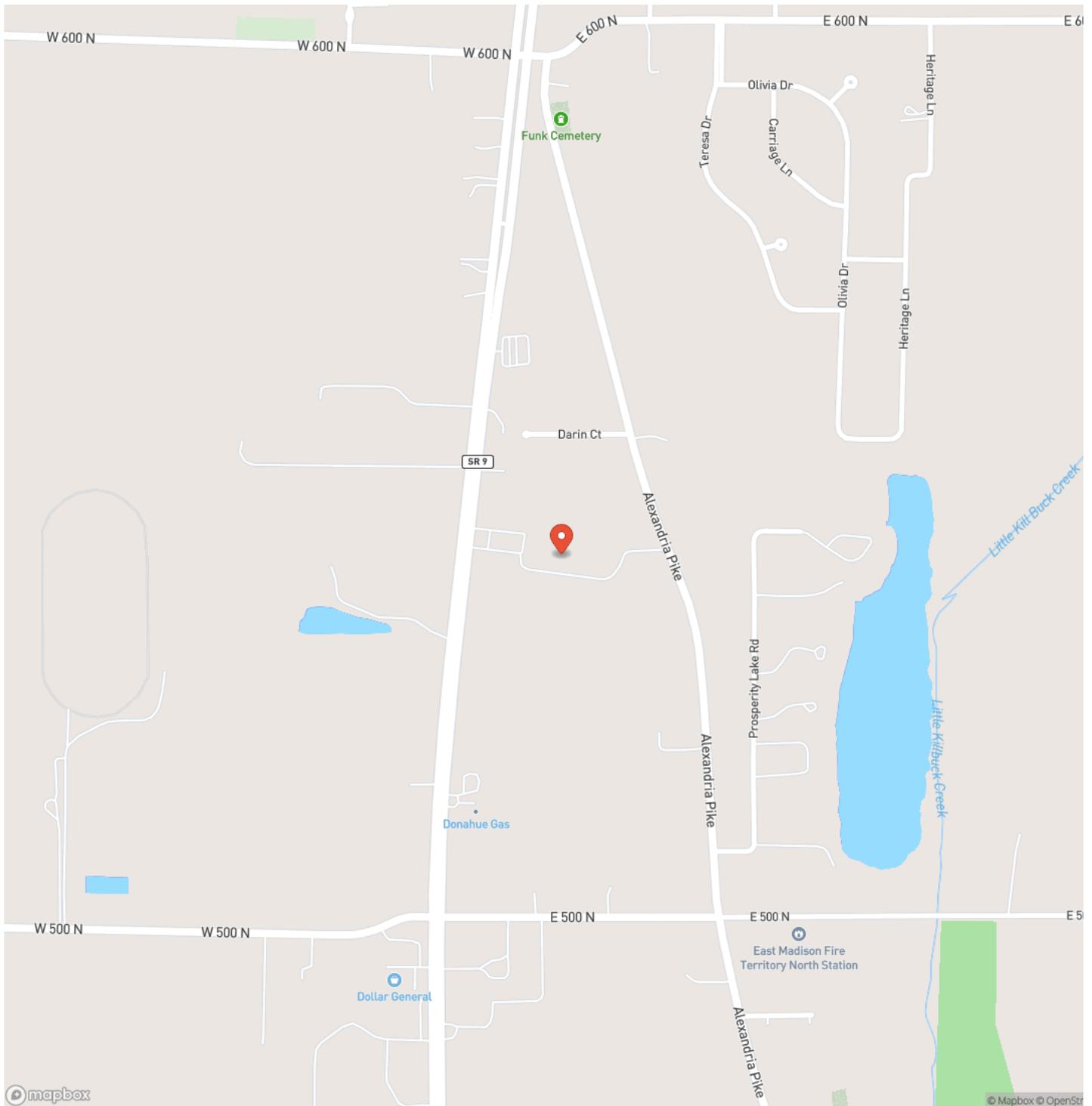
<b>Address</b>	5422 N State Road 9, Anderson, IN
<b>County</b>	Madison County
<b>Total Acreage</b>	13 +/- Acres
<b>Main Office Level</b>	5,500+ SF
<b>Unfinished Upper Levels</b>	±3,920 SF (two areas, ±1,960 SF each)
<b>Garage / Work Area</b>	4,125 SF

<b>Overhead Doors</b>	6 Large Overhead Doors
<b>Fenced Rear Area</b>	±3.5 Acres
<b>Year Built</b>	2000 (Multiple Improvements Since)
<b>Zoning</b>	Commercial / Industrial
<b>Annual Taxes</b>	\$13,566

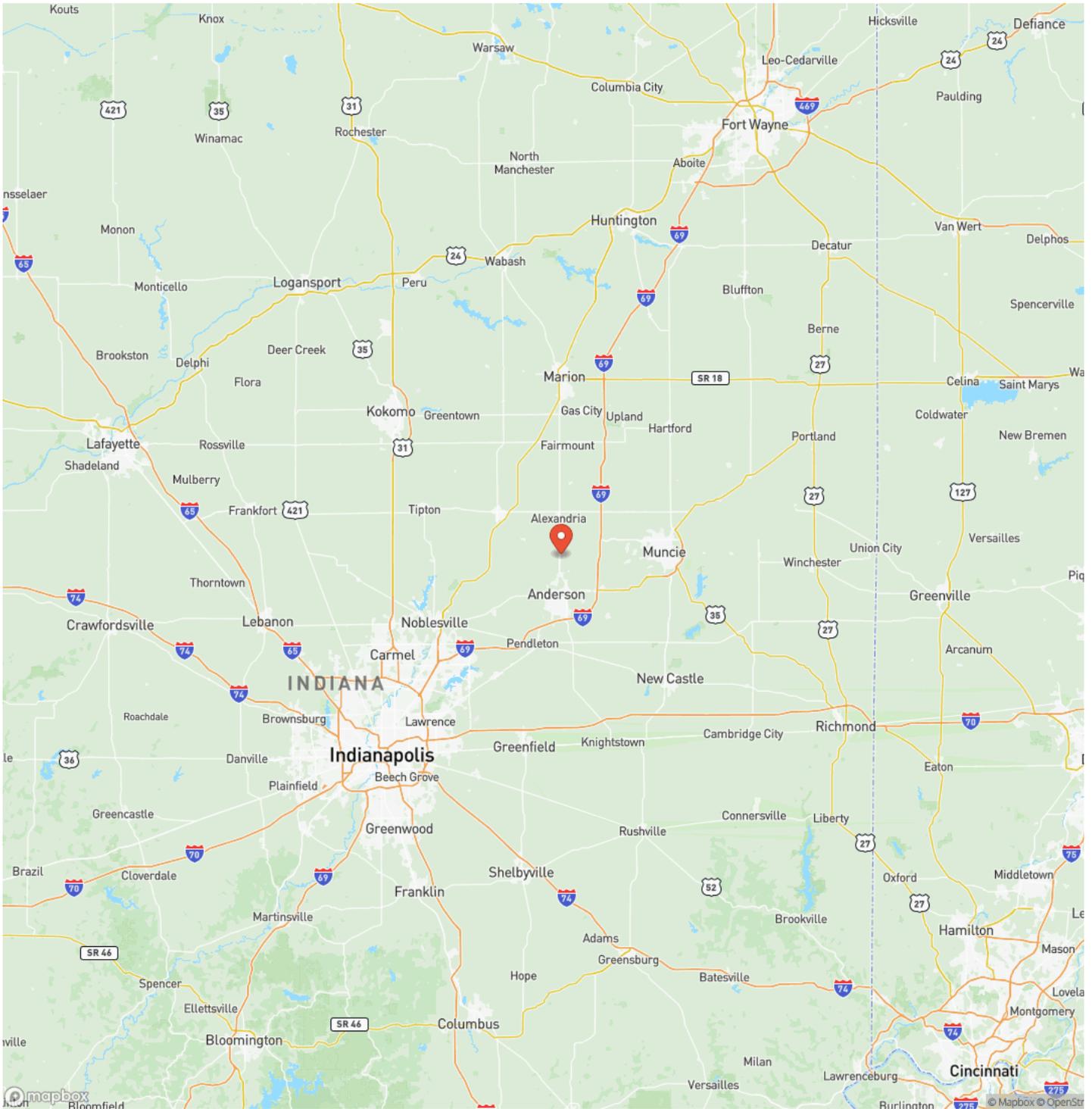
Call Chad Renbarger at [317-418-7712](tel:317-418-7712) for more information or a private showing.



## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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