

High Exposure at Low Rates

5221 Oak Grove Road, Evansville, Indiana

Located between Green River & Burkhardt Roads

Take advantage of busy Morgan Avenue traffic.



PROPERTY MAY BE

LEASED TO QUALIFIED TENANT FOR
\$5.25 NNN / SF / ANNUM

OR PURCHASED FOR
\$850,000.

TENANT RESPONSIBILITIES:

- ◆ **2025 PROPERTY TAXES \$653.00 MONTHLY**
- ◆ **CASUALTY & EXTENDED COVERAGE INSURANCE \$157.00 MONTHLY**
- ◆ **TENANT RESPONSIBLE FOR OWN UTILITIES**
- ◆ **TENANT RESPONSIBLE FOR MAINTENANCE**

***Lots of
Commercial Development
in this
high density corridor***

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available

**JACK ROGERS
REALTOR, INC**

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**13,230 total square feet of
multi-purpose space:**

- ◆ **Large Restrooms with showers**
- ◆ **3,430 SF Warehouse**
- ◆ **9,800 SF Retail / Display/Activity**

