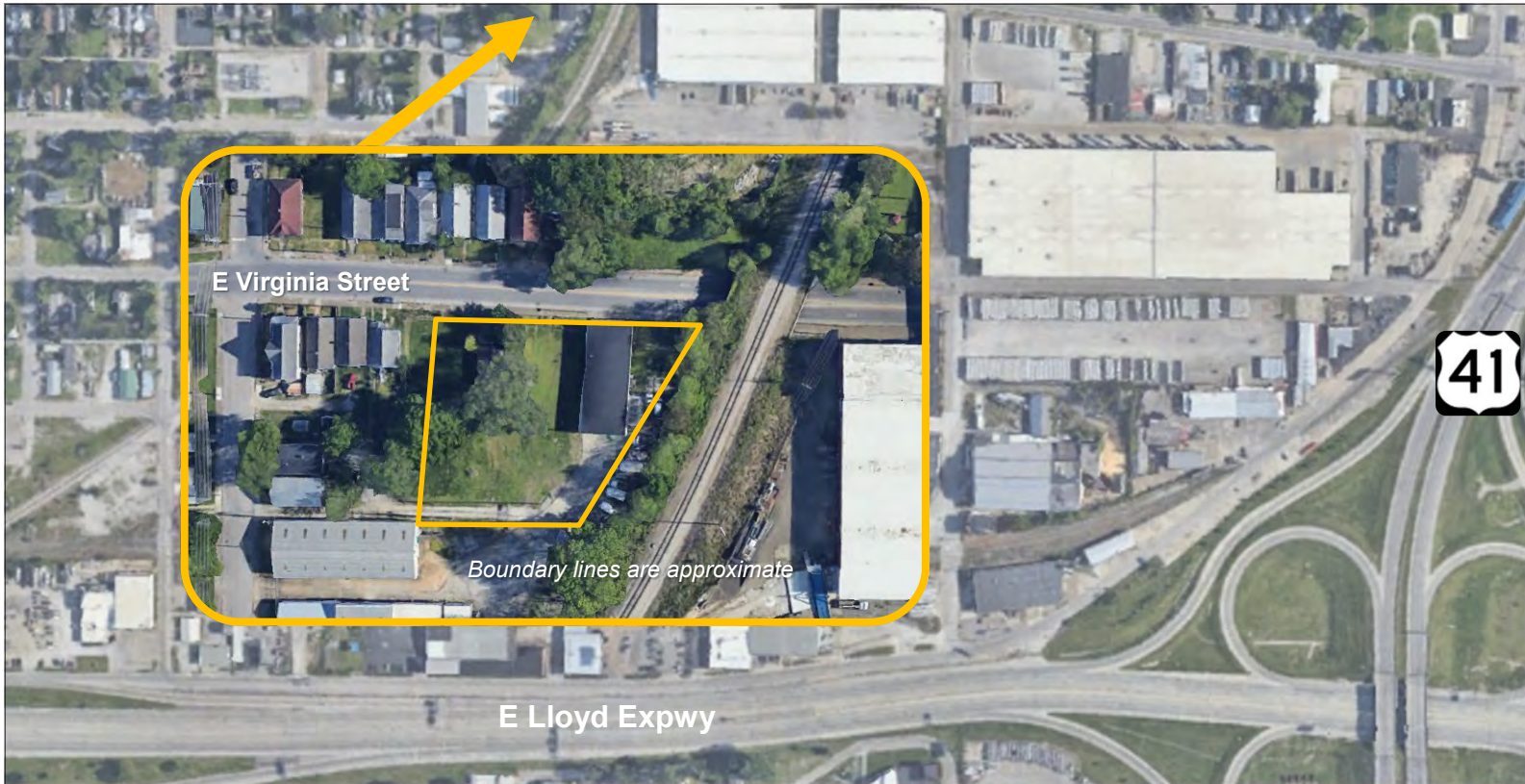




**AVAILABLE**

**823 E Virginia Street**  
**EVANSVILLE, IN 47711**



## FOR SALE OR LEASE

- **Sale Price:** \$215,000
- **Lease Price:** \$2,000 / Month
- **Available SF:** 5,200 SF
  - **Building A** 4,000 SF
  - **Building B** 1,200 SF
- **Lot Size:** 1 Acre, Fenced
- **Zoning:** M-3
- **Ext. Construction:** Steel
- **Water/Sewer:** City
- **Location:** Central
- **Showing:** Contact Listing Broker

Warehouse space is centrally located, zoned M-3 on 1 acre fenced lot. Building A has water, gas, electric, and 2 restrooms. Building B has electric only.

Owner is a licensed Indiana real estate Broker.

For more information, contact:

**Aaron Kendall, CCIM**

**Direct:** 812-480-8100 • [AaronKendall@FCTuckerCommercial.com](mailto:AaronKendall@FCTuckerCommercial.com)



**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

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**AVAILABLE**

**823 E Virginia Street  
EVANSVILLE, IN 47711**

**Building A**



**Total SF: 4,000 SF**  
**Ceiling Height: 12'**  
**# of Restrooms: 2**

**Building B**



**Total SF: 1,200 SF (30' x 40') post frame**  
**Drive In Door: 1 - Large Sliding**  
**Floor: Concrete**

**For more information, contact:**

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