

1100

INDEPENDENCE AVE

EVANSVILLE, INDIANA

WAREHOUSE / MANUFACTURING - FOR LEASE



FORMER REFRESCO / ROYAL CROWN BOTTLING BUILDING

1100 Independence Ave, Evansville, IN

- ▶ **Spaces Available from 5,000 SF - 30,775 SF**
- ▶ Office Area: 3,000 SF
- ▶ 8 Docks, 4 Large Drive-in Doors
- ▶ Clear Height: ±18'-30' (see Page 2)
- ▶ Zoning: M-2 and C-4
- ▶ Fire Suppression (ESFR and Wet System)
- ▶ Fully Heated, LED Lighting, Racking Available
- ▶ Power: 4000 Amp 480V plus additional 4000 Amp 208V
- ▶ ± 1.0 Acre of Outdoor Storage (Fully Fenced and Gated)
- ▶ Roof - ±2 Years Old
- ▶ Excellent Access to I-69, I-64, and US-41

RENTAL RATE: \$5.45-\$6.50/SF NNN

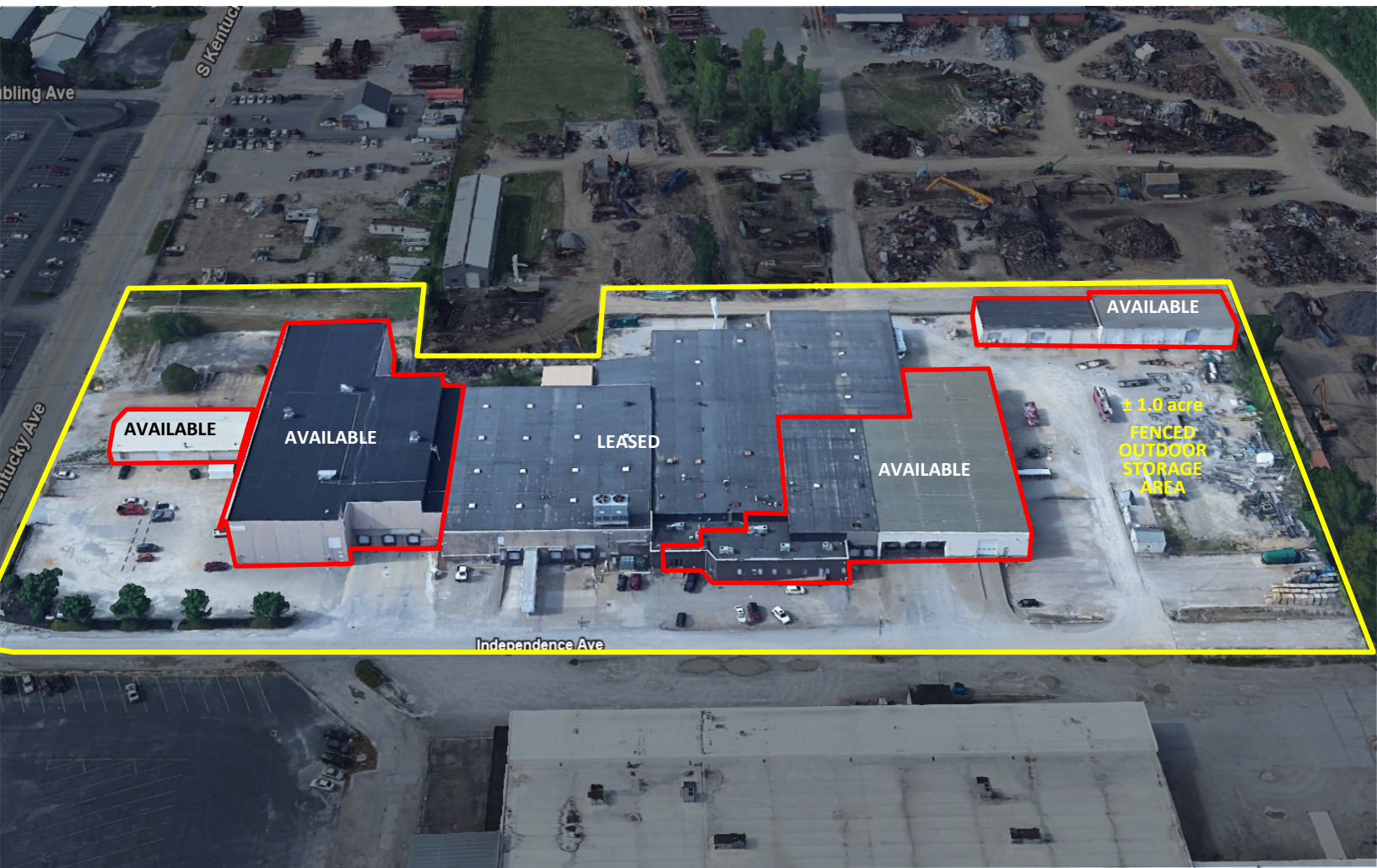
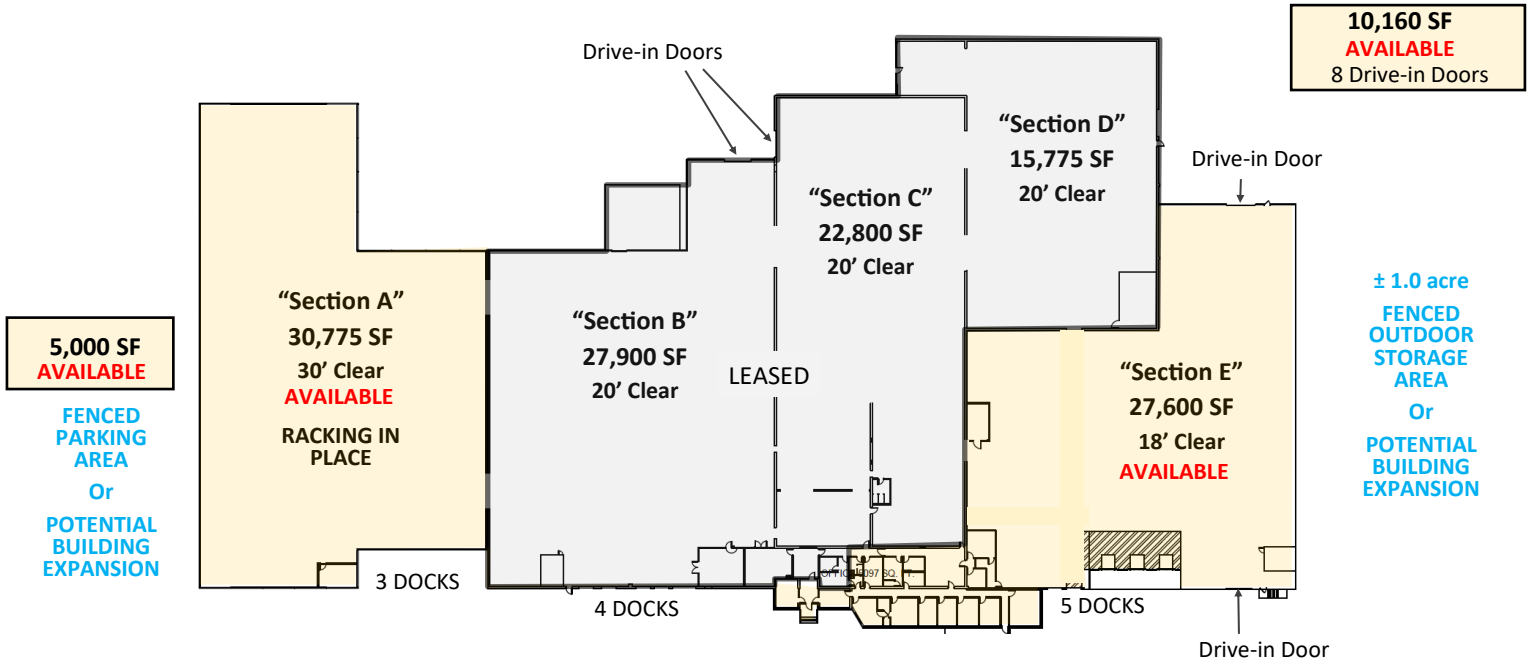


For More Information:

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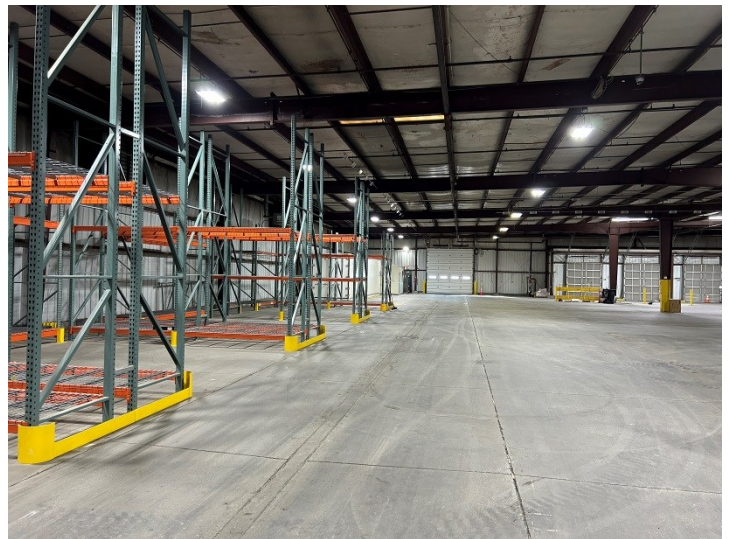
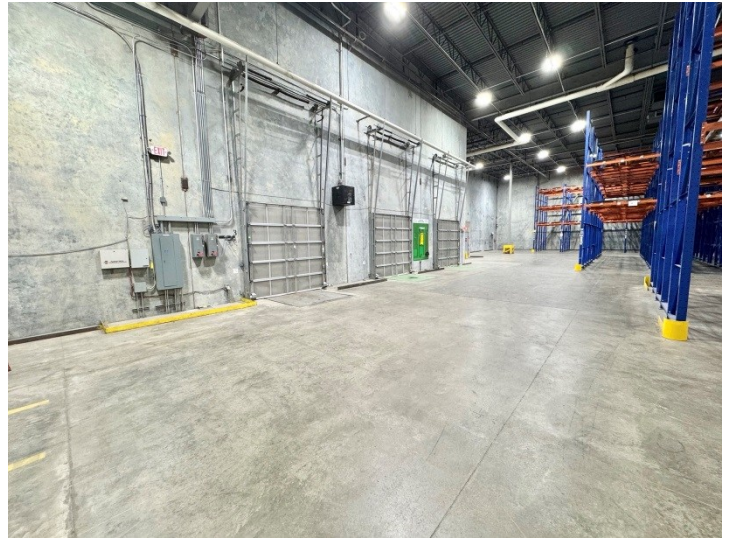
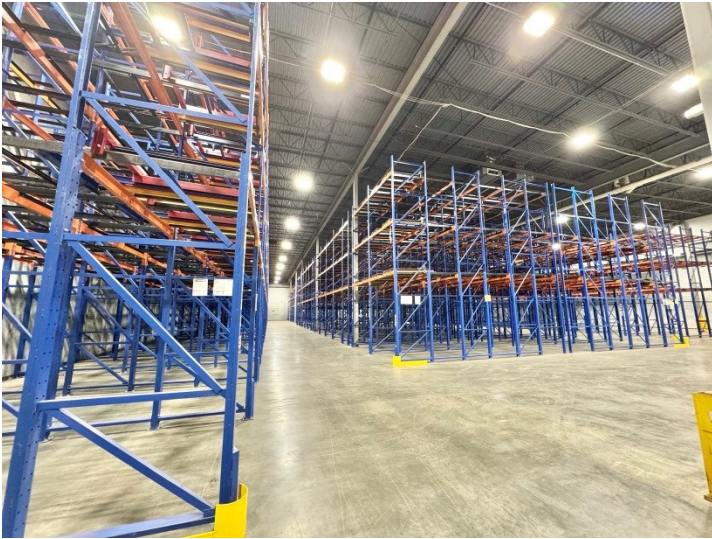
FLOOR PLAN

±145,110 SF Total (Divisible to ±27,600)



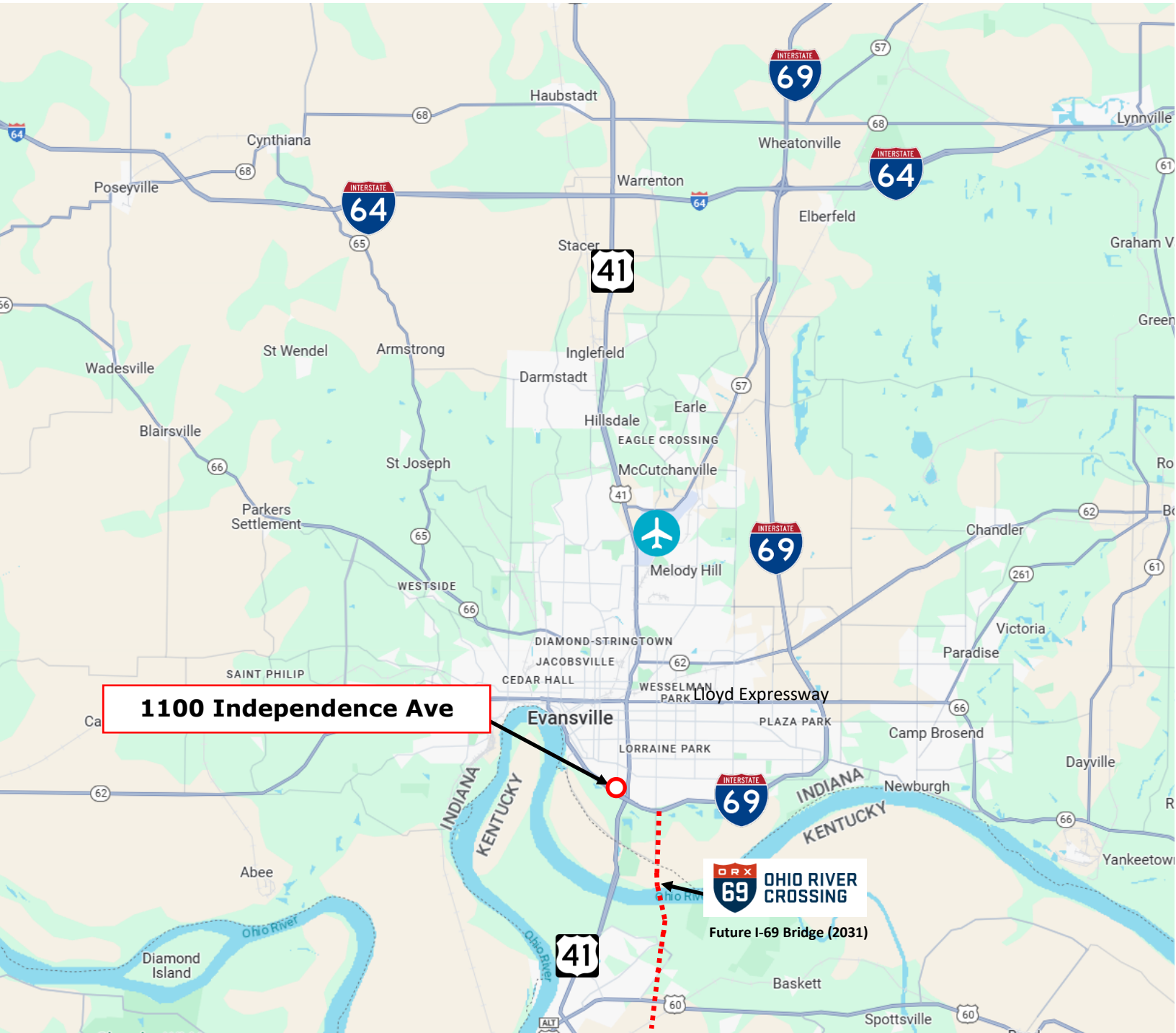
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OHIO RIVER CROSSING

Future I-69 Bridge (2031)



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EVANSVILLE REGION

Employment

Evansville Region unemployment rate
(as of November 2023)

3.1%

National unemployment rate

3.9%

source: hoosierdata.in.gov

Top Employers

BUSINESS	NUMBER OF EMPLOYEES	INDUSTRY
Deaconess Health System	10,500	Healthcare
Toyota Motor Manufacturing Indiana	7,500	Automotive manufacturing
Evansville-Vanderburgh School Corporation	3,450	Education
Berry Global	3,200	Advanced manufacturing
Ascension St. Vincent	3,000	Healthcare
Koch Enterprises	2,800	Manufacturing
Jasper Engines & Transmissions	2,500	Transportation equipment
TJ Maxx	2,300	Warehousing, Distribution
University of Southern Indiana	2,119	Education
One Main Financial	1,250	Financial Services
Sabic Innovative Plastics	1,200	Advanced Manufacturing
MetroNet Inc. Corporate Headquarters	1,142	Telecommunications
Skanska	1,076	Construction
CenterPoint Energy	1,011	Energy
University of Evansville	915	Higher Education

source: E-REP



Population

Area Population

433,724

People per Square Mile

270



Households

Number of households

176,739

Persons per household

2.3

Median home value

\$168,100



Income

Personal Income Per Capita

\$58,175

Median Household Income

\$48,127



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CITY OF EVANSVILLE, IN

WHERE EVERYTHING IS WITHIN REACH

As the regional hub for the Tri-State area, Evansville has a population of around 180,000 and is known for its small-town feel with the perks and amenities of a big city. Evansville is located on the scenic bend of the Ohio riverfront, where everything is within reach. Evansville is home to several significant cultural, historic and artistic

sites. Whether you're exploring vibrant downtown, catching a concert at the Ford Center, or taking a trip through history at the WWII museum, you will find yourself greeted with Hoosier hospitality.



is for everyone.
evansville region



EVANSVILLE BUSINESS

The Evansville region is sized for success! Home to more than 8,000 businesses, the Evansville, IN region boasts several industry leaders in the health care, financial services, retail, manufacturing and service industries. Berry Global, Koch Enterprises, Old National Bank, Atlas and Deaconess Health System (just to name a few) top the list of our region's largest employers who continue to grow here.

TALENT

The Evansville Region's future is bright. With growing career opportunities (outpacing many areas of the Midwest,) top-performing schools and universities that punch above their weight in quality and value, it's no surprise that young professionals look to Evansville as a great place to start a career and build a life! Evansville wants our brightest minds to stay and grow in the region and have joined government and education leaders in workforce and career paths development.

ENTERTAINMENT

Evansville is home to many attractions including museums, Mesker zoo, philharmonic, minor league baseball team, minor league hockey team, Bally's Casino, Ford Center and not to mention hundreds of stores and restaurants. The Evansville Fall Festival, which takes place the first week of October, is one of the country's biggest street festivals by drawing up to 150,000 people each year.



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