

FOR SALE - Multi Tenant Investment / Redevelopment Site

1600, 1610, 1624, 1630, 1630B N. BURKHARDT RD. EVANSVILLE, IN 47715



Rare opportunity to acquire a signalized hard corner off North Burkhardt Road and Oak Grove Road on Evansville's established east-side commercial and service corridor. This fully leased multi-tenant industrial property zoned M-2 features 7 buildings totaling 22,178 SF consisting of 2 parcels totaling 2.06 acres with 4 existing curb cuts – 2 on North Burkhardt Road and 2 on Oak Grove Road. This property can be your next **MULTI-TENANT INVESTMENT PROPERTY** with **VALUE-ADD** opportunities or the next east-side **REDEVELOPMENT SITE**.

Property Details:

Sale Price:	UNPRICED
Total Property Size:	2.06 Acres
Parcels:	2 (1.03 Acres EA)
Total Building(s) SF:	22,178
Property Zoning:	M2
Daily Traffic Count:	20,000+
Lease Occupancy:	100%
Tenant Count:	5
Lease Type:	Modified Gross
Lease Terms:	12-Month (Renew Jan. 1)
Rent Rates:	Below Market
Loading Dock:	None
2025 Pay 2026 Taxes:	\$11,452.04
Onsite Power:	Mixed



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**Current Lease Info Available
with Signed CA**

Tenant Highlights

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The Trim Shop

- Tenant for 30+ years
- Occupies 3,088 SF + parking in front and back

First Class Logistics LLC

- Signed lease Jan. 2026
- Occupies 2,240 SF

Joe Lis Baseball

- Tenant for 30+ years
- Occupies 3,600 SF

Foreign Performance

- Tenant for 30+ years
- Occupies 11,650 SF
- 3-Phase, 240V Elec.

Classic Shades

- Tenant for 20+ years
- Occupies 1,600 SF

**Current Lease Info Available
with Signed CA**

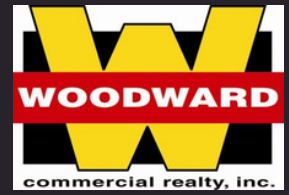
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INTERSTATE OFFICE PARK - 4763 ROSEBUD LANE, SUITE B, NEWBURGH, IN 47630

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Site Location

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Located on the eastside of Evansville just minutes from I-69 and other major demand retail centers including Costco, Sam's, Walmart, Target, Lowe's, and Home Depot.

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