

Industrial Lease: 711 Oak Hill Road



711 Oak Hill Road | Evansville, IN 47711

12,150 SF - \$5.95 PSF NNN

JERRY LAMB

Commercial Broker
(812) 477-6980
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Property Highlights

- Great facility for fabrication, manufacturing or warehouse / distribution. Excellent central location. Total building area of 12,150 SF includes 1,500 SF of office space (750 SF at ground level and 750 SF mezzanine level). Situated on a 0.82 acre M-2 zoned lot with a large fenced in storage yard area with two large sliding gates. Two loading dock doors with shelters and levelers and two large 12'X14' drive in doors at opposite ends of the building providing a drive thru building with floor drains along the drive aisle. 20' clear height under the clear span bar joists (no interior columns). 200 amp, 120/240 V, single phase electric service with 3 phase available at the pole. Property taxes for 2024 pay 2025 are \$6,120. Property insurance is \$4,154/year. Two new HVAC systems for the finished office area in 2023. Entirely new membrane roof in 2020.
- Available for occupancy Sept 1, 2025. Contact Jerry Lamb to arrange a tour of the property 812-480-9163

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