



## Offering Summary

<b>Sale Price:</b>	\$1,600,000
<b>Lease Rate:</b>	\$4.75 SF/yr (NNN)
<b>Building Size:</b>	46,063 SF
<b>Available SF:</b>	9,900 - 36,163 SF
<b>Lot Size:</b>	2.14 Acres
<b>Number of Units:</b>	2
<b>Price / SF:</b>	\$34.74
<b>Zoning:</b>	M-3
<b>Market:</b>	Evansville Henderson IN/KY

## Property Highlights

- Main Building: ±36,163 SF plus ±2,820 SF mezzanine (built 1963)
- Warehouse Addition: ±9,900 SF (built 2008)
- Office Area: ±1,993 SF
- Electrical: 1,200 amp, 3-phase service
- Ceiling Heights: 18' in main building, 16' in rear warehouse
- Zoning: M-3 Heavy Industrial
- Concrete aprons, gravel yard, and truck well



### Property Description

Positioned in Evansville's established industrial corridor, this versatile ±46,063 square foot facility offers a rare combination of dock-height access warehouse space and upgraded electric. The property spans two buildings on a 2-acre site, with frontage on N. Evans Avenue and excellent access to utilities and transportation routes.

The main building, constructed in 1963, includes approximately 36,163 square feet on the ground floor and an additional 2,820 square feet of mezzanine space. The property also features nearly 2,000 square feet of finished office space with HVAC. Ceilings in this building are 18' with a small section at 26'.

A second warehouse building, added in 2008, adds another 9,900 square feet. This building includes a bathroom, 16' ceilings, and the concrete floor is 6" thick reinforced with rebar.

The facility is equipped with 1,200 amp, 3-phase electrical service added in 2006 and is sprinkled (main building only). There are a total of eight dock high and four over head doors at grade with drive-in access. The construction is primarily concrete block and steel, with a rubber roof replaced around 1999.

The site includes concrete aprons, a gravel yard, and a truck well. Zoned M-3 Heavy Industrial, the property is well-suited for manufacturing, logistics, or flex use

This building is located within the Evansville Urban Enterprise Zone, which offers economic development incentives such as notable tax benefits. Businesses in the zone can claim capital investment deductions for projects like building purchases or construction, new equipment, infrastructure upgrades, and repairs or modernization. Qualifying investments may be deducted for up to ten years.

### Main Building

Building Size	38,983 SF
Number of Grade Level Doors	1
Number of Dock High Doors	8
Office Space	1,993 SF
Year Built	1963
Ceiling Height	18' / 26'
Sprinkled	Yes
Electric	3 phase 1200 AMP
Heating and Cooling	Gas heat in warehouse, heat/AC in office

### Rear Warehouse Building

Building Size	9,900 SF
Number of Grade Level Doors	3
Ceiling Height	16'
Sprinkled	No
Concrete	6" rebar reinforced

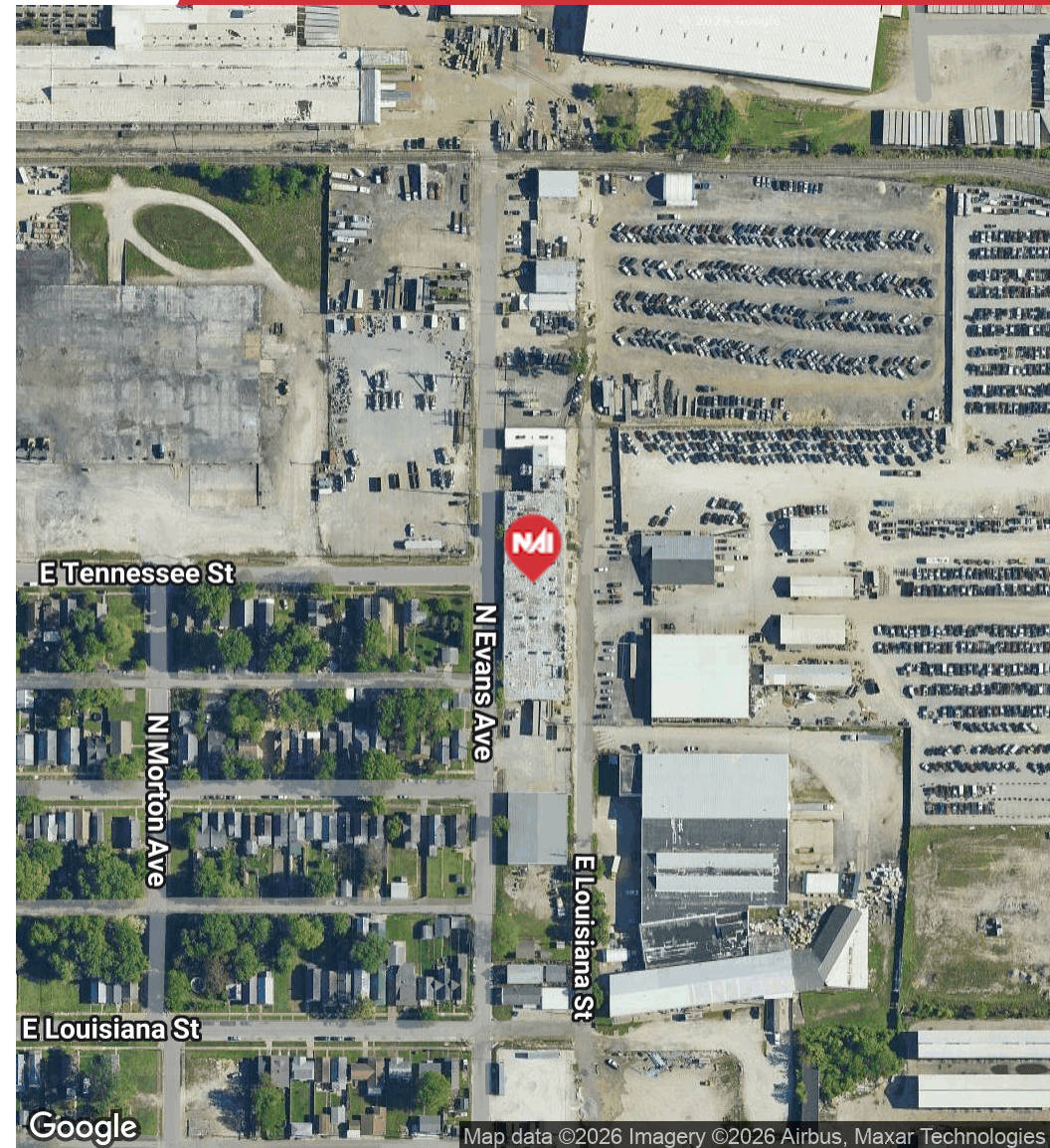
### Location Information

Street Address	1401 N Evans Ave
City, State, Zip	Evansville, IN 47711
County	Vanderburgh
Market	Evansville Henderson IN/KY
Sub-market	Evansville Center
Cross-Streets	N Evans Avenue and E Tennessee Street

### Property Information

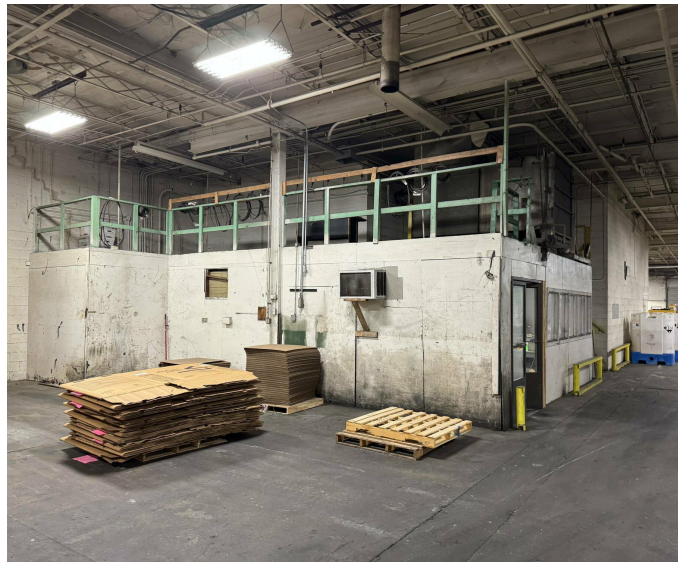
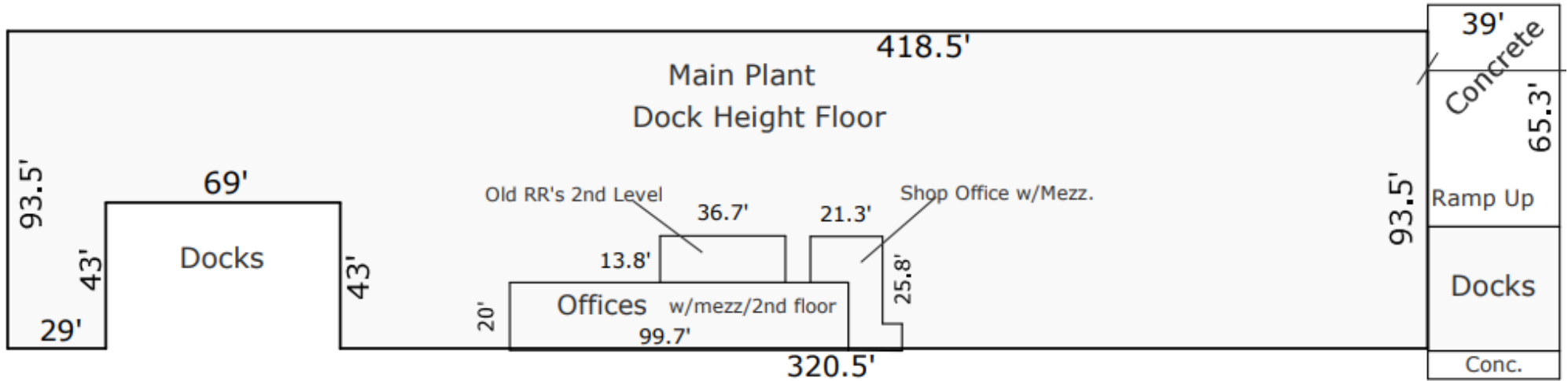
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-3
Lot Size	2.14 Acres
APN #	82-06-20-031-105.001-029

### Property Taxes



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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