

INDUSTRIAL BUILDING > FOR SALE

± 19,800 SF - WAREHOUSE / MANUFACTURING



WAREHOUSE / MANUFACTURING - FOR SALE
4720 N SPRING STREET, EVANSVILLE, IN 47711

- ▶ **TOTAL SIZE: ±19,800 SF**
- ▶ ±13,300 SF of Warehouse and ±6500 SF of Office
- ▶ 1 Dock, 1 Drive-in Door
- ▶ Land: 2.79 acres
- ▶ Extra Land for Building Expansion or Outdoor Storage
- ▶ Year Built: 1983
- ▶ Zoning: M-2 Industrial
- ▶ Industrial Park Setting, Ample Parking, Wet Fire Sprinkler System, 16'-17' Clear Height Ceiling in Warehouse
- ▶ Electrical Service: 400 Amp 120/208V 3Phase
- ▶ 2025 Pay 2026 Taxes: \$13,102.62 annual (\$0.66/sf)
- ▶ Excellent Access to the Lynch Road, US-41 and I-69



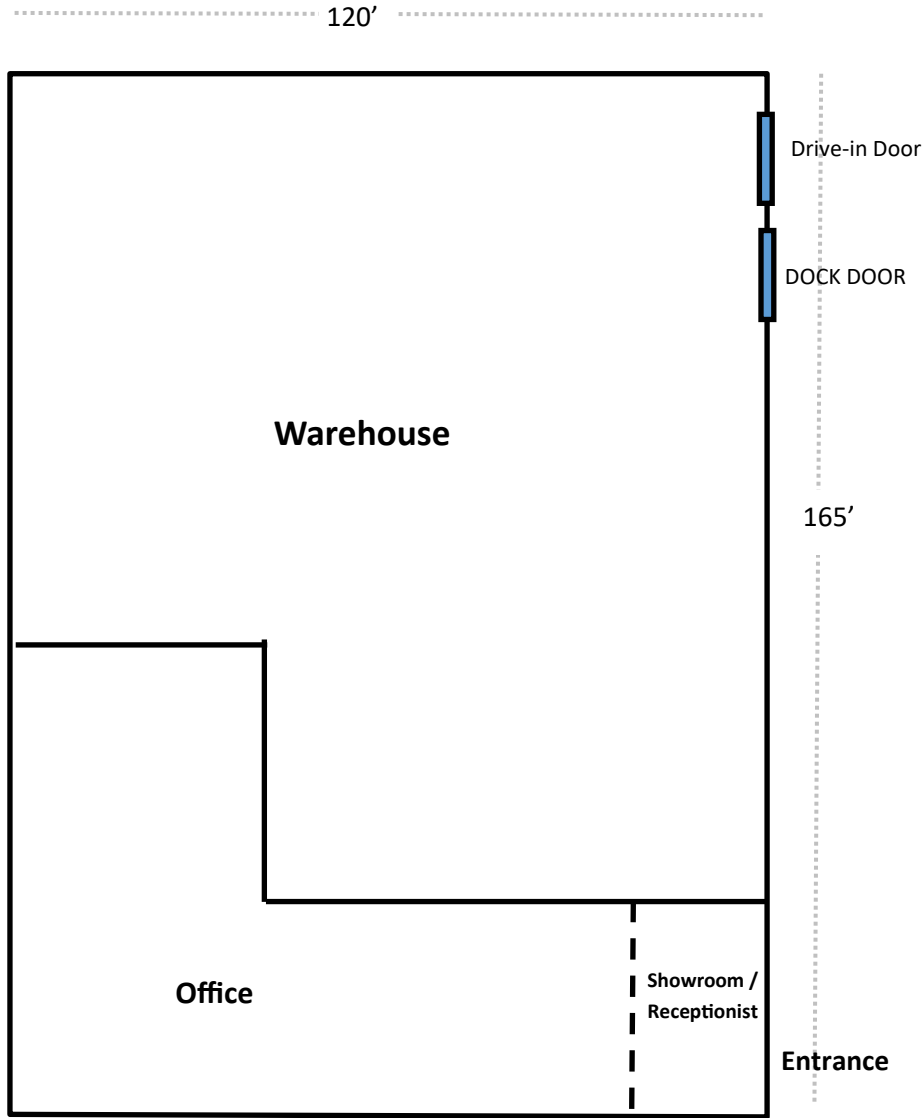
For More Information:

Greg J. Folz
Woodward Commercial Realty, Inc
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812-708-0106

SALE PRICE: \$1,950,000

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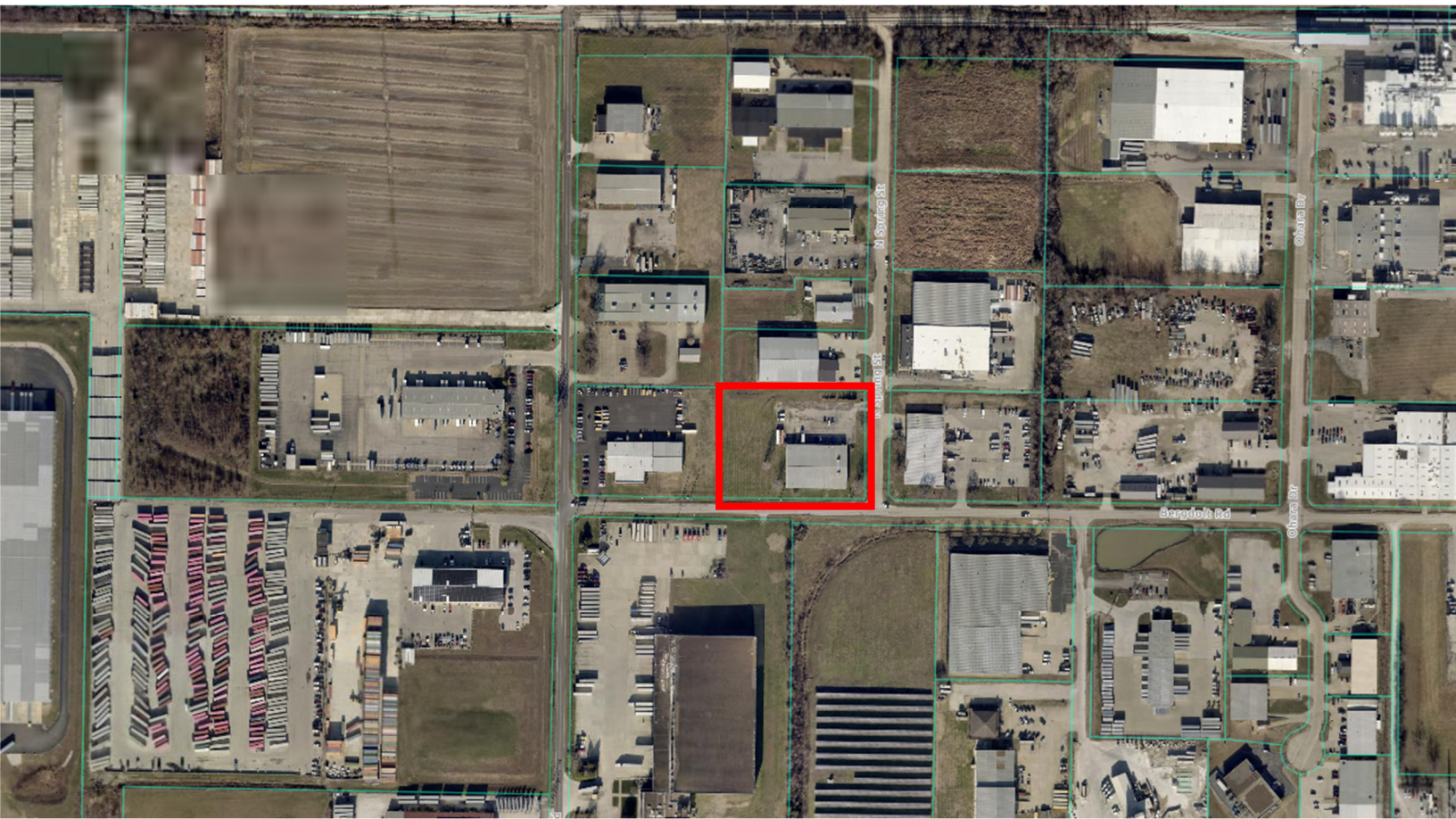


* NOT DRAWN TO SCALE



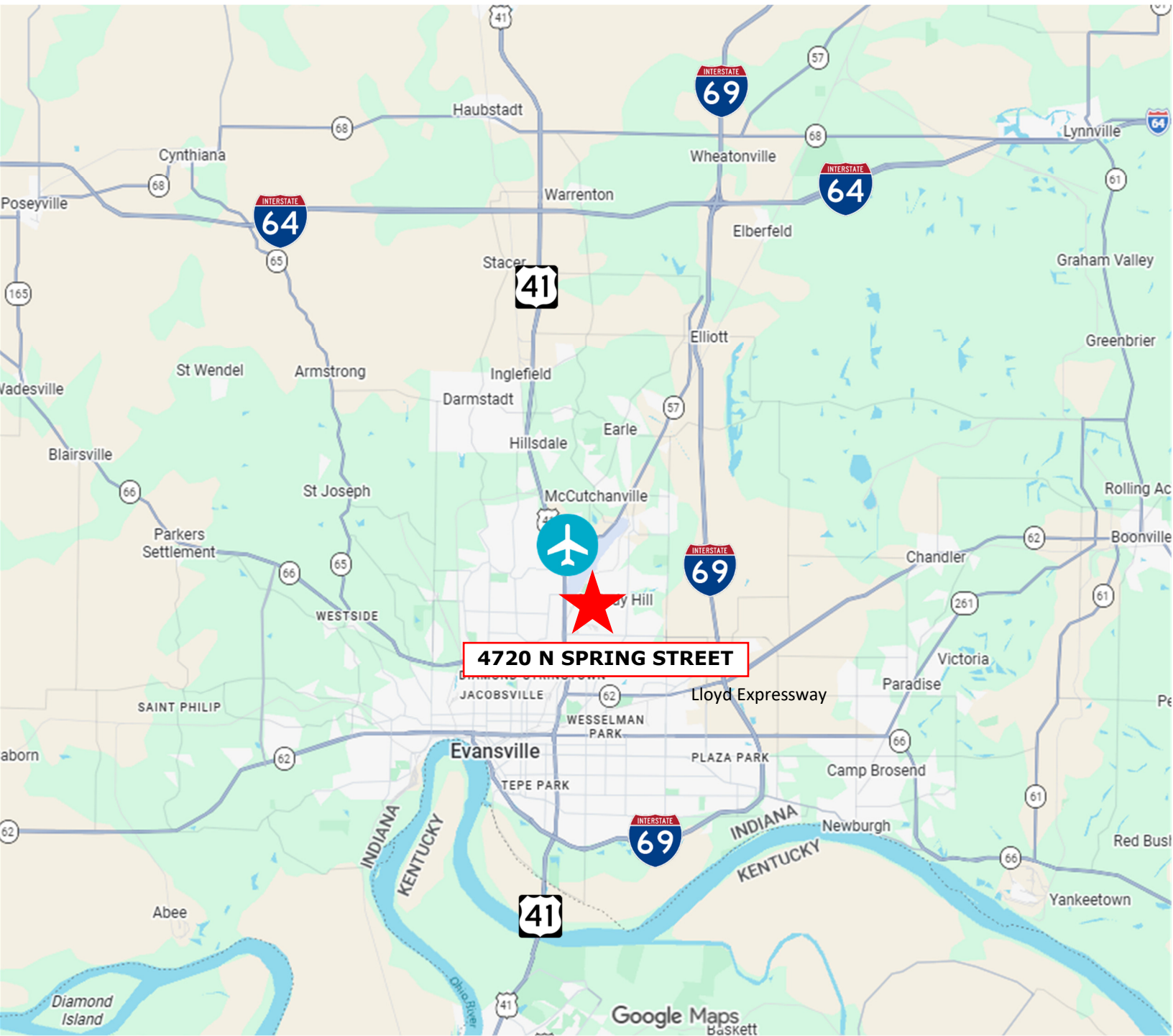
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