



**2301 SAINT GEORGE ROAD**  
EVANSVILLE, IN 47711

AVAILABLE FOR SUBLEASE  
**INDUSTRIAL PROPERTY**

150,000 SF  
22.84 AC

## PROPERTY HIGHLIGHTS

150,000 SF available for sublease

Occupancy: August 1, 2024

+/- 2,000 SF office w/restrooms

Built in 1967

6" concrete floors

32' ceiling height

40' x 45' column spacing

8 dock doors w/levelers

T8 lighting

Gas forced heating units in warehouse (TBV) and office

Utilities supplied by CenterPointe

100% dry sprinkler system

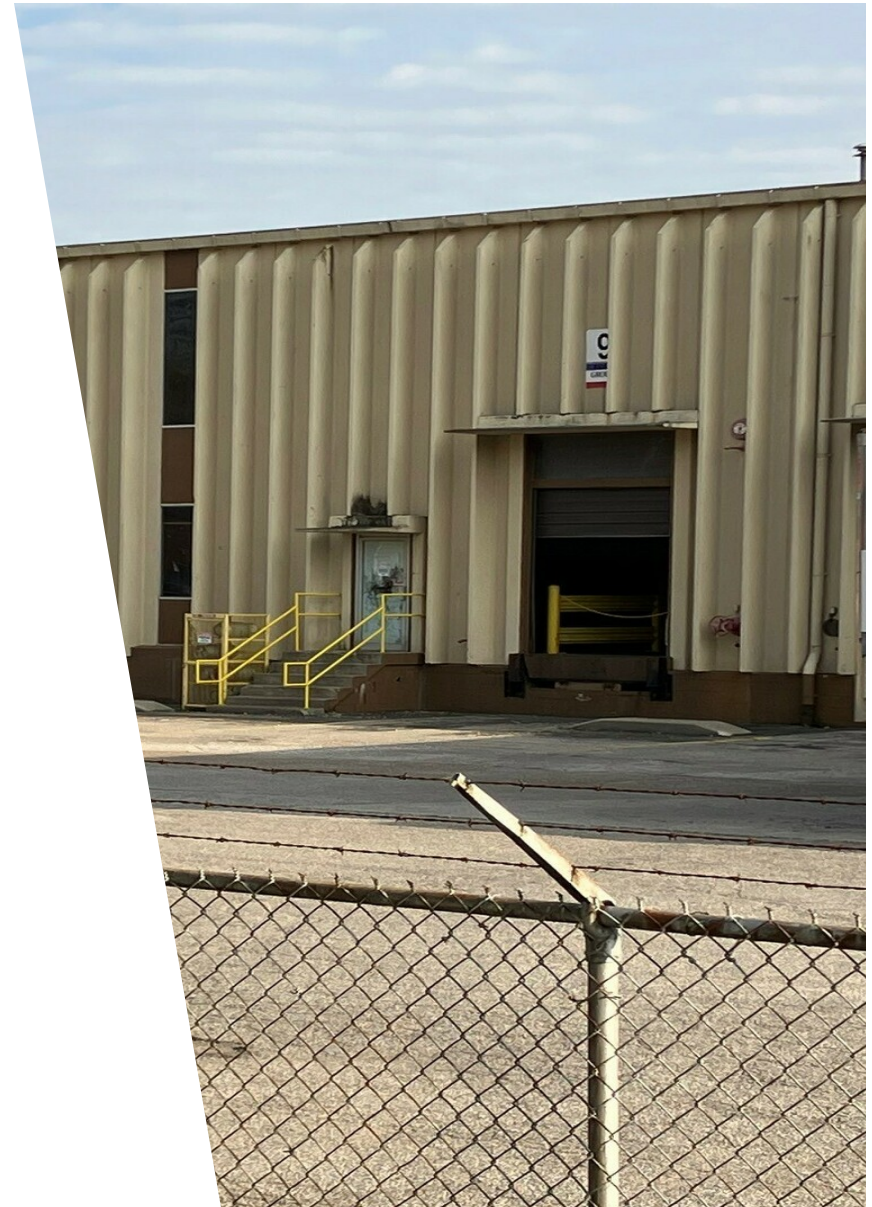
Parking: Concrete and asphalt - 40 surface spaces

Fenced yard

Zoned Industrial

PID 82-06-03-034-296.005-020

OpEx: \$0.62/SF



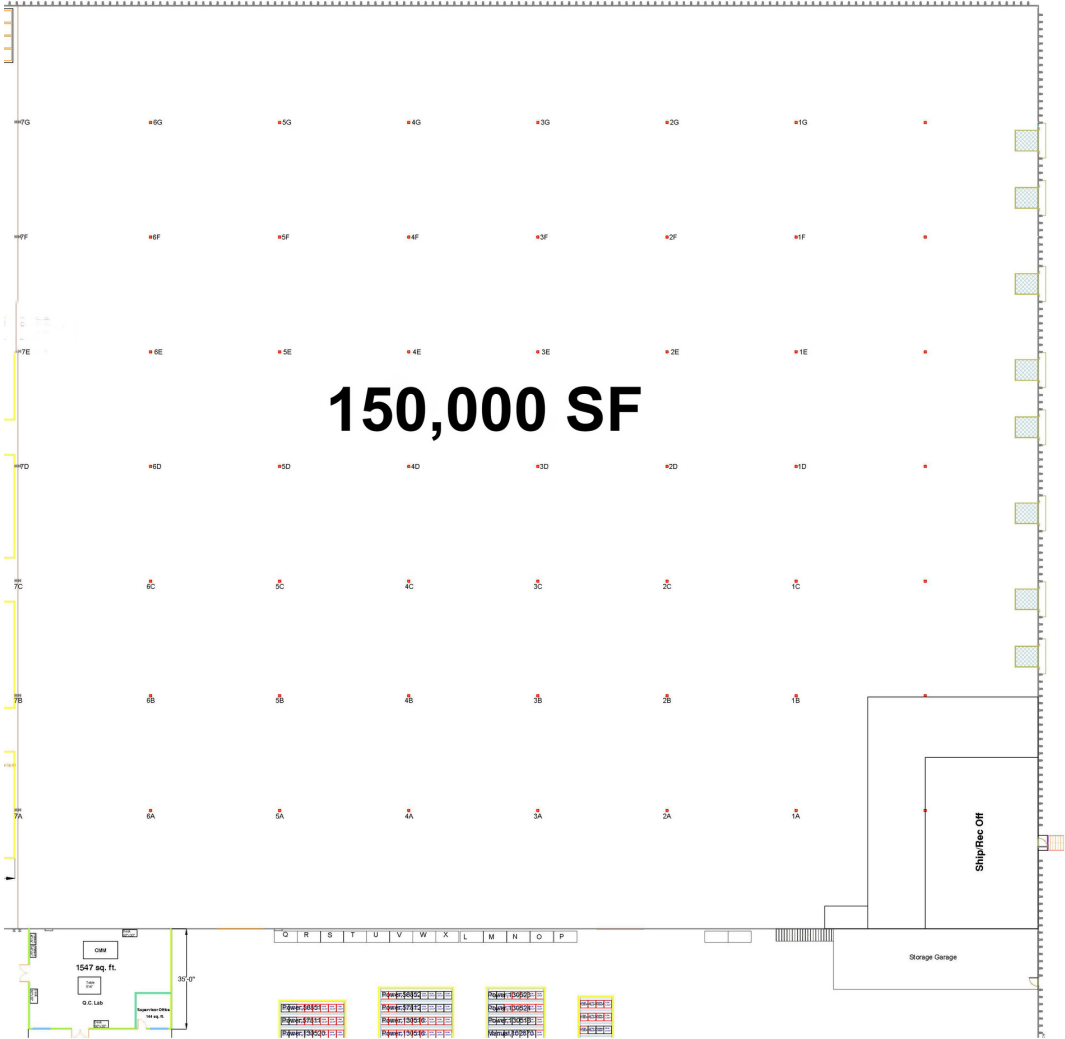
## SATALITE PHOTOS



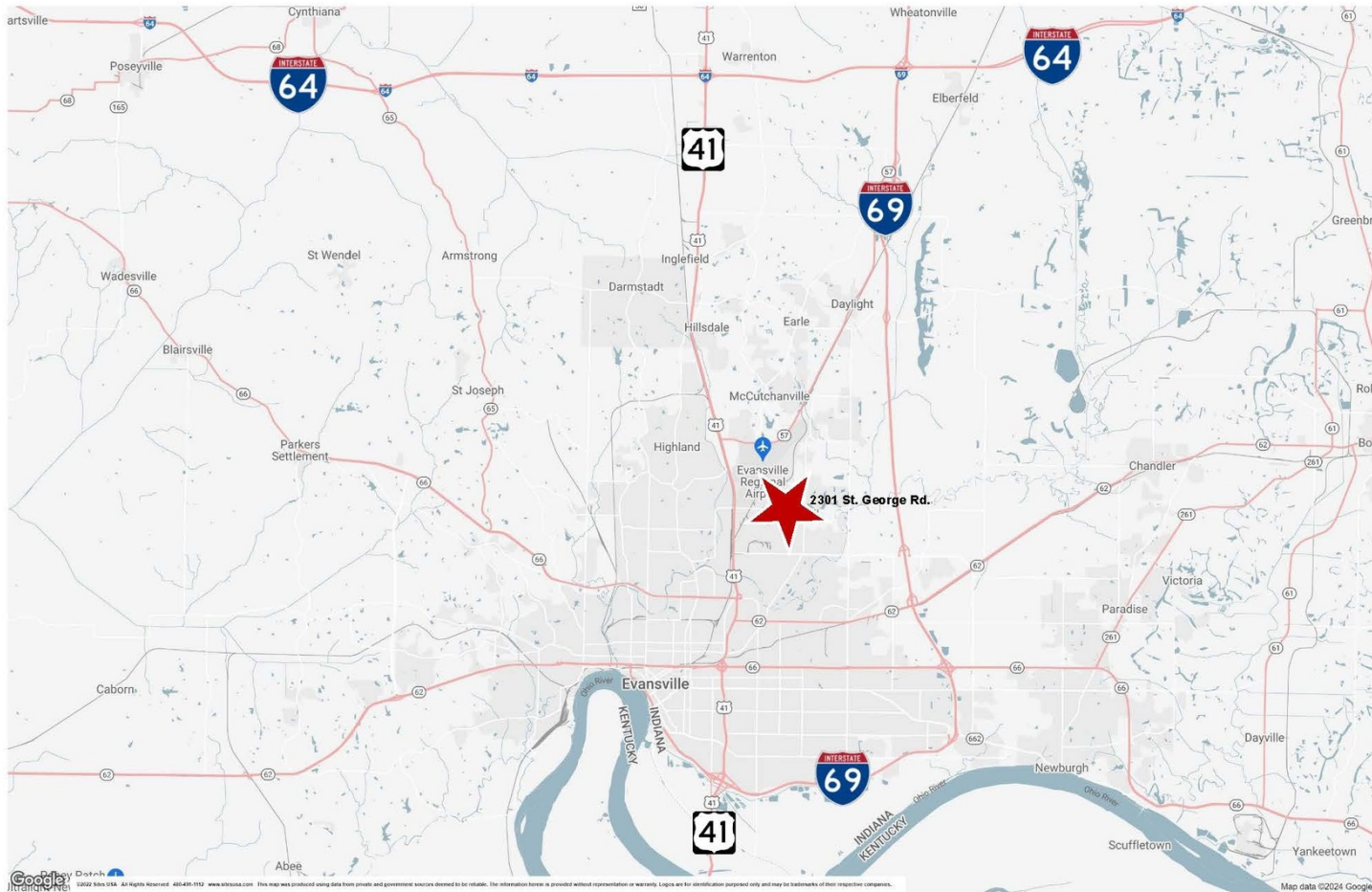
# ADDITIONAL PHOTOS



# FLOOR PLANS



# AREA MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

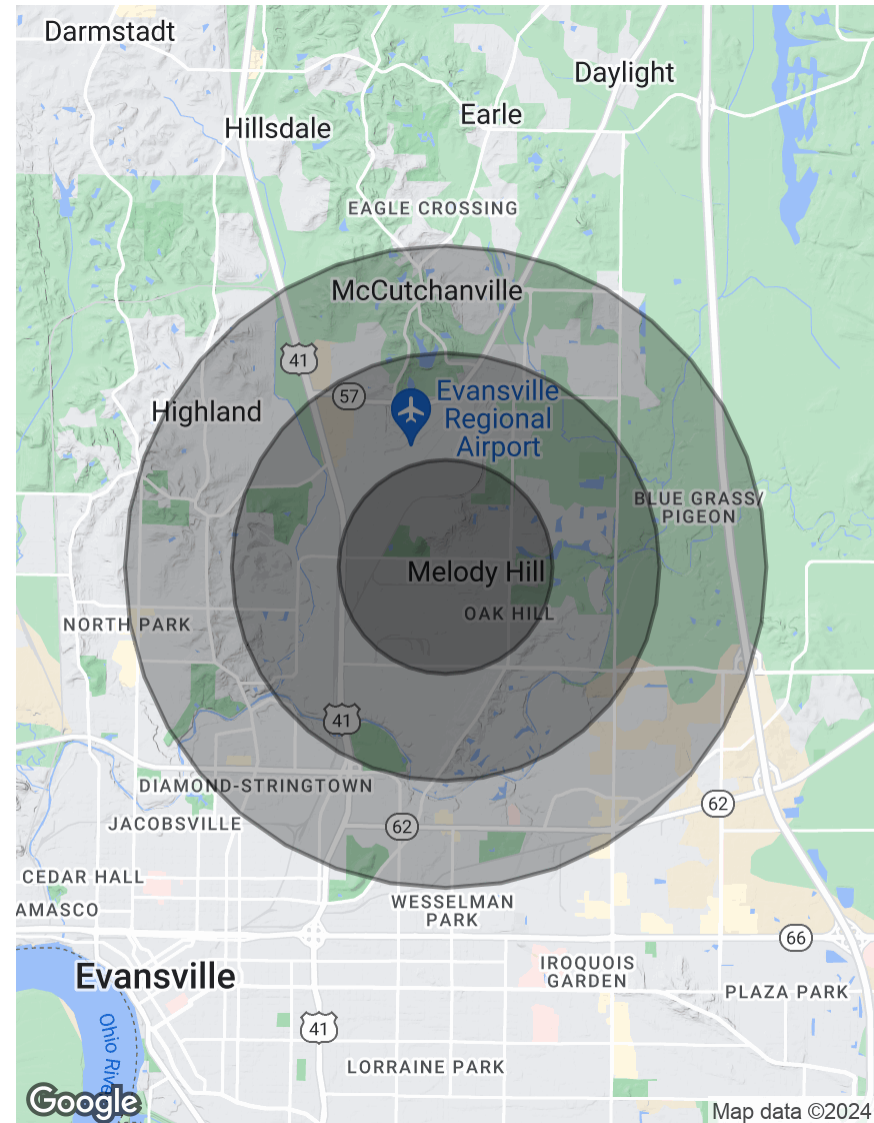
	1 MILE	2 MILES	3 MILES
Total Population	2,864	13,584	40,130
Average Age	42.6	44.3	42.8
Average Age (Male)	40.3	42.2	41.3
Average Age (Female)	44.4	45.9	44.7

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,202	5,796	18,422
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$80,618	\$78,661	\$68,932
Average House Value	\$159,973	\$159,278	\$140,185

## LOCATION

	DISTANCE
US 41	1 Mile
Interstate 69	4 Miles
Interstate 64	10.6 Miles
Downtown Evansville	7 Miles
Louisville, KY	114 Miles
Nashville, Tn	156 Miles
Indianapolis, IN	163 Miles
St. Louis, MO	168 Miles
Chicago, IL	294 Miles



# CONTACT



**Zachary Binswanger**

President – Binswanger International

**O: 312.655.9526 | C: 215.919.0724**

[zbinswanger@binswanger.com](mailto:zbinswanger@binswanger.com)



**Jim Medbery**

Senior Vice President - Sales

**O: 404.892.4100 | C: 404.617.9267**

[jmedbery@binswanger.com](mailto:jmedbery@binswanger.com)



145 South Wells Street, Suite 1400

Phone: 312.655.9526  
[binswanger.com](http://binswanger.com)

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