



AVAILABLE

**900 W Indiana Street
EVANSVILLE, IN 47712**

RESEARCH & DEVELOPMENT CENTER

WAREHOUSE / LAB / OFFICE



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- **Sale Price:** \$4,500,000
- **Available SF:** 59,739 SF
- **Lot Size:** 1.85 Acres +/-
- **Year Built:** 1928
- **Year Renovated:** 2015
- **Zoning:** M-2
- **Ceiling Height:** 18' - Varies
- **Drive-in Doors:** One
- **# of Parking Spaces:** 80
- **Ext. Construction:** Brick

- **Roof:** Composite
- **Floor:** Concrete
- **Interior Walls:** Frame, Block
- **Sprinkler:** Yes
- **# of Restrooms:** 6
- **Water/Sewer:** City
- **Current Use:** Research & Development Center
- **Taxes:** \$18,005.10 (2025 Pay 2026)
- **Showing:** Contact Listing Broker

This like new, research and development center, is located just off the intersection of the Lloyd Expressway and First Avenue, the major entrance to downtown Evansville. Previously operated by GE Appliances, a Haier Company, the center was formerly an appliance development center. Completely furnished class A offices and call center. There is a structured observation room equipped with one-way glass, numerous conference rooms, and a DaVinci training room with 3 TVs, speaker system, laptop controlled. The building has a security system with badge swipe capability, camera system, and interior door lock-down system. Test labs with 480 volt, 3 Phase throughout and bus duct throughout 12,500 volt, 480/277. 24" water supply line. CAD drawings are available upon request.

For more information, contact:

Ken Newcomb, President/Broker

Direct: 812-204-4004 • KenNewcomb@FCTuckerCommercial.com



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7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





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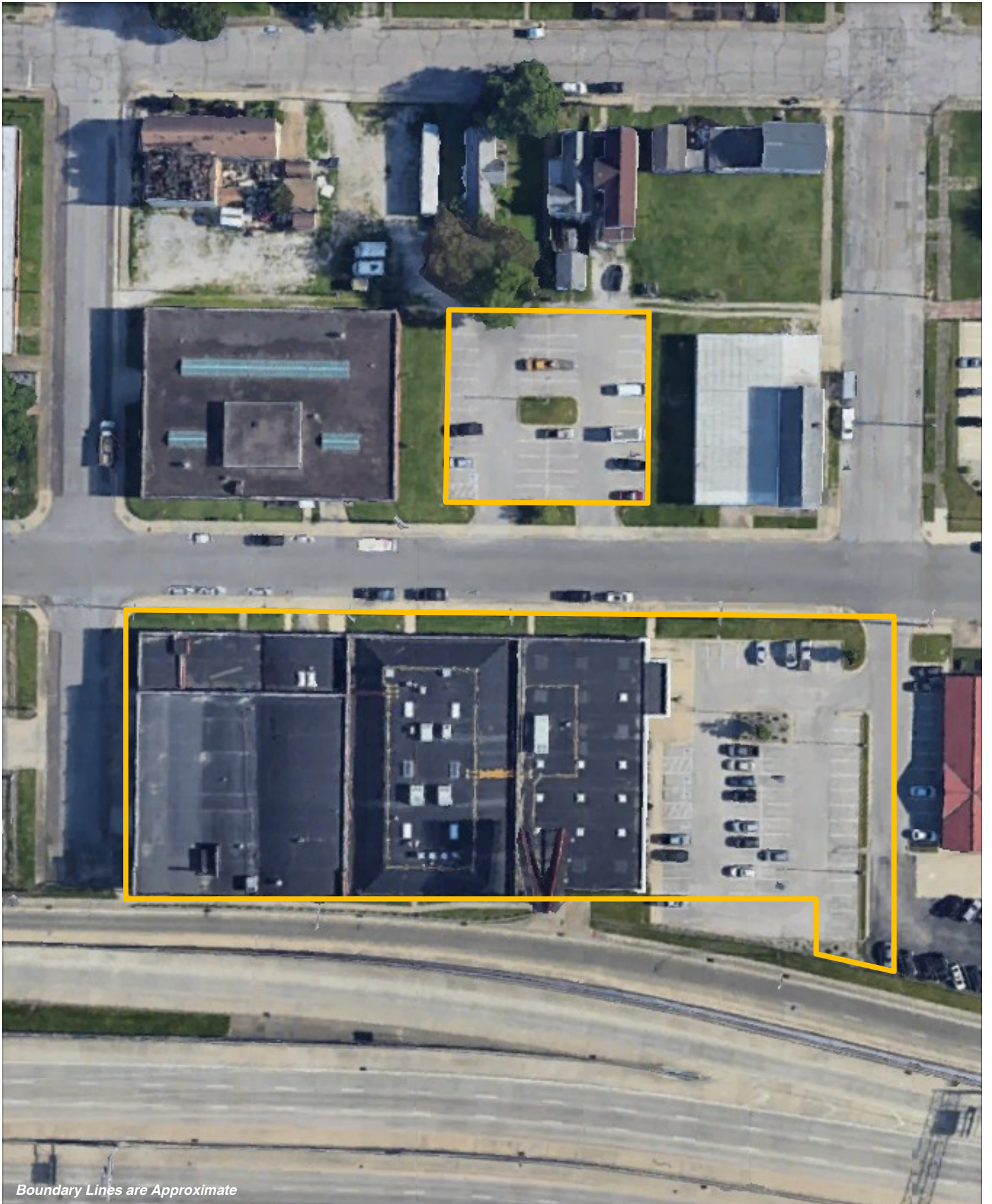
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Boundary Lines are Approximate

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