



**AVAILABLE**

# 1015 W Indiana Street EVANSVILLE, IN 47710

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- **Lease Price:** \$12.00/SF/NNN
- **NNN Charges:** \$1.30/SF
- **Available SF:** 15,226 SF
- **Lot Size:** 1.09 Acres
- **Year Built:** 1956
- **Year Renovated:** 2024
- **Zoning:** M-1
- **Ceiling Height:** 12' in Classrooms plus Gymnasium
- **# of Parking Spaces:** 60 Spaces

- **Ext. Construction:** Brick
- **Roof:** Composite
- **Floor:** Concrete
- **Interior Walls:** Frame
- **Sprinkler:** Yes
- **# of Restrooms:** 6 Restrooms
- **Water/Sewer:** City
- **Current Use:** Vacant Autism Clinic
- **Showing:** Contact Listing Broker
- **Location:** Illinois Street west of N First Avenue

Expandable to 25,000 SF. Facility is fully furnished, ready to open.

Former Lutheran School 100% Remodeled. Class Rooms, Cafeteria, Gymnasium. Ideal School, Autism Clinic, Preschool. Security and Fire Monitoring.

**For more information, contact:**

**Ken Newcomb, President/Broker**

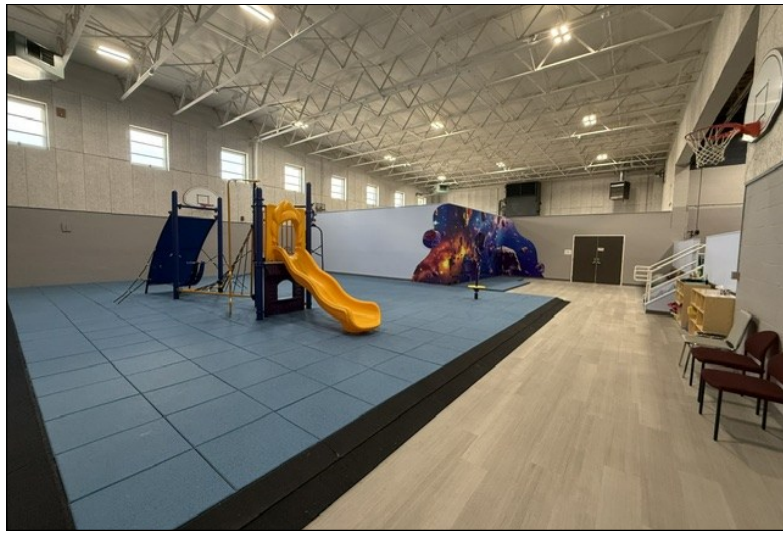
**Direct:** 812-204-4004 • [KenNewcomb@FCTuckerCommercial.com](mailto:KenNewcomb@FCTuckerCommercial.com)



**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

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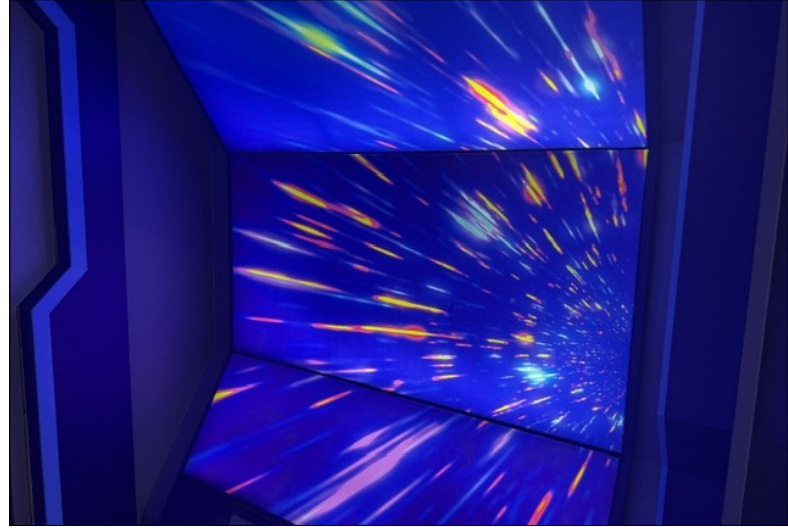
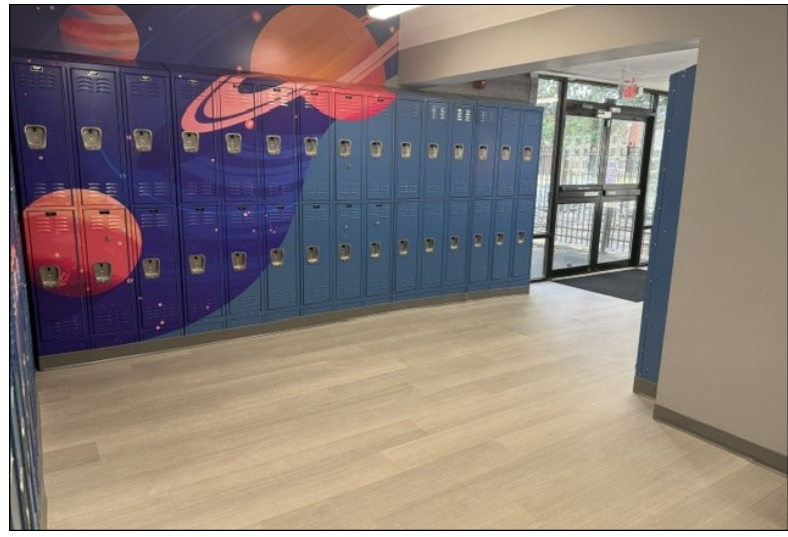
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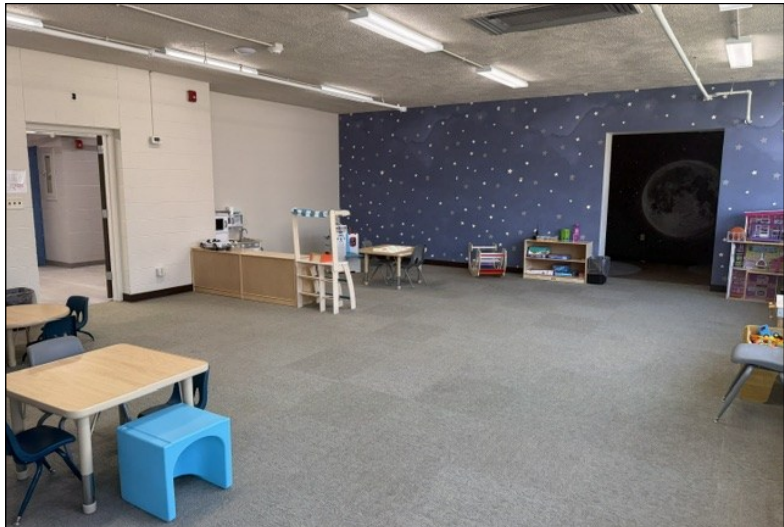
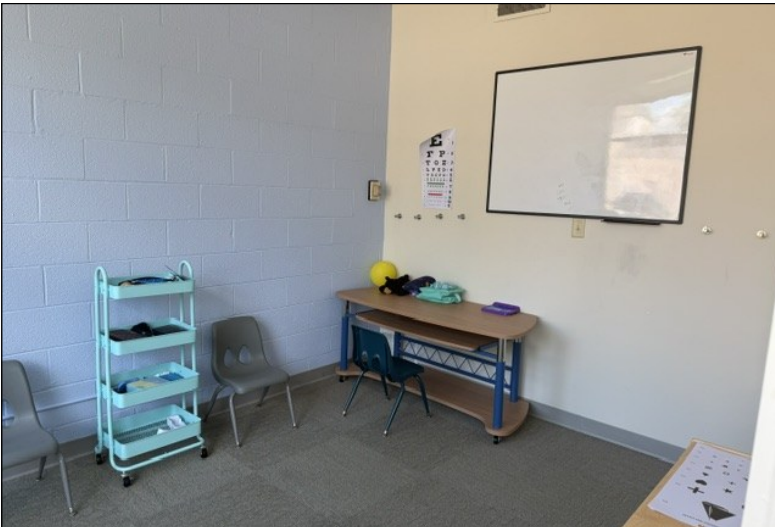
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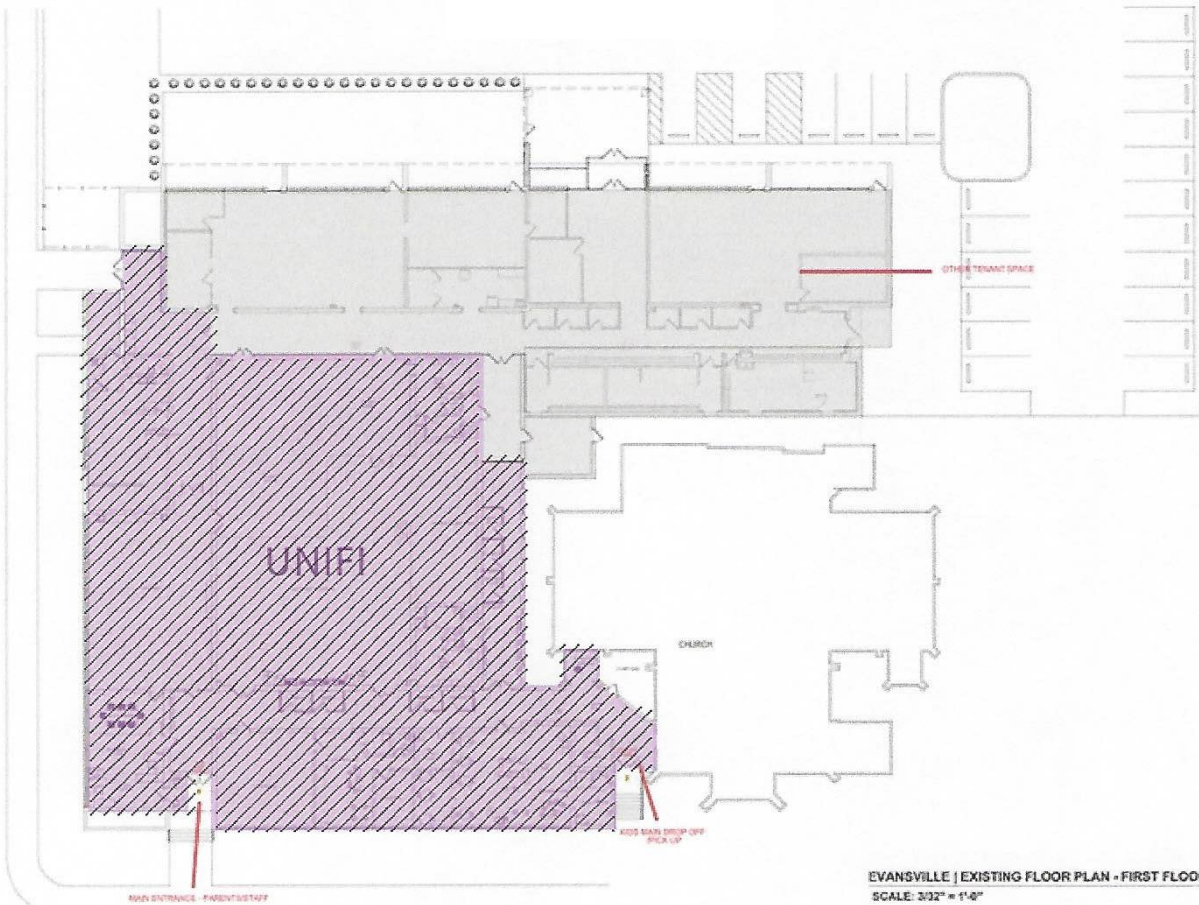




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 Available Space

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