



12251 Hwy 41

12251 U.S. 41

Evansville, Indiana 47725

Property Overview

Discover a prime leasing opportunity just outside Evansville, near Darmstadt, IN. This well-maintained property offers modern design, flexible floor plans, and a professional setting ideal for a variety of businesses.

The space features multiple private offices, a bullpen area, break room, and storage, along with ample parking and easy access to U.S. 41, providing both convenience and functionality in a strategic, high-visibility location.

Amenities

- Conference room
- Break room
- Ample parking
- Storage

Property Highlights

- Modern design and versatile floor plans
- Convenient access to U.S. 41
- Zone C-4
- High-visibility workspace
- NNN \$4.97

Offering Summary

Lease Rate:	\$14.75 SF/yr (NNN)
Building Size:	7,000 SF
Available SF:	3,500 SF
Lot Size:	0.97 Acres

For More Information

Scott Hyatt, CCIM

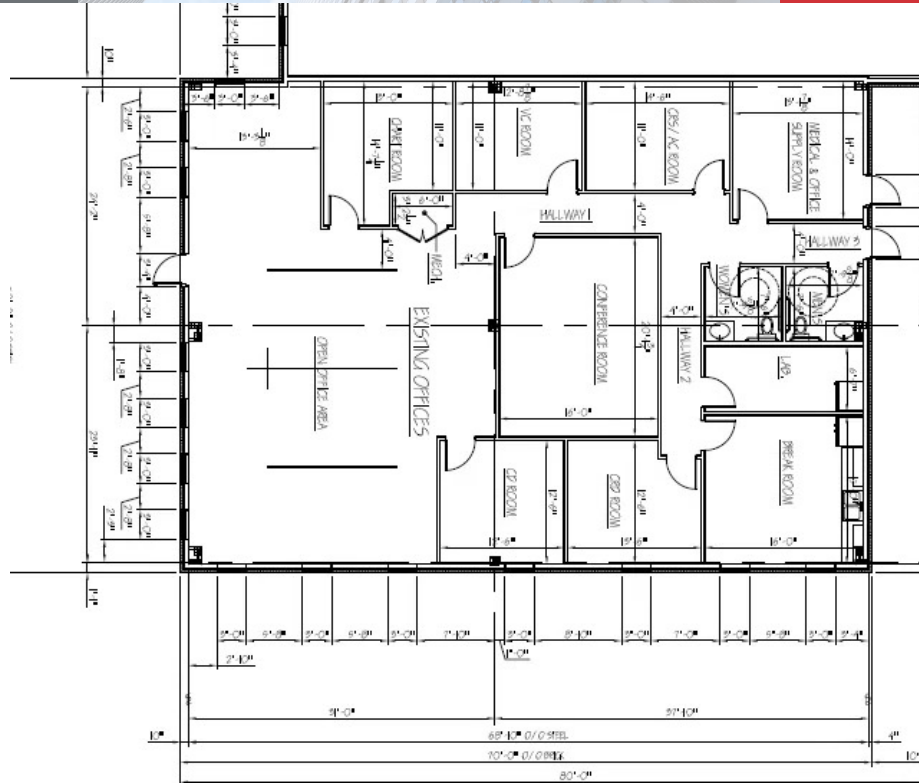
O: 812 436 1113 | C: 812 430 4989

scotthyatt@naiprime.com | IN #RB14016323

BROCHURE

12251 U.S. 41, Evansville, IN 47725

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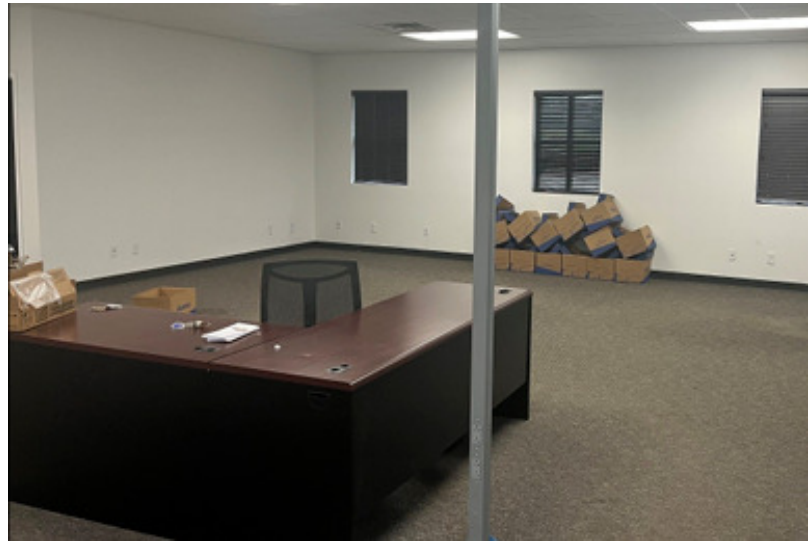
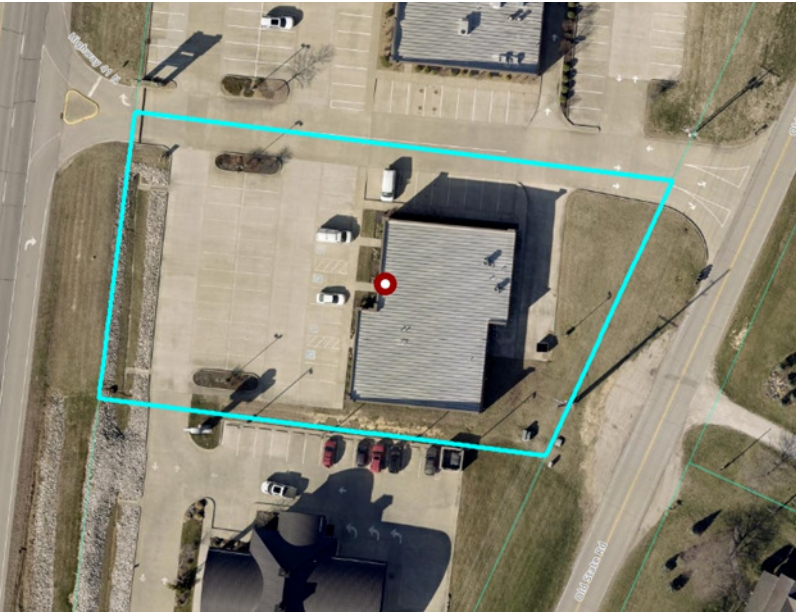


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,500 SF	Lease Rate:	\$14.75 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite C	Available	3,500 SF	NNN	\$14.75 SF/yr	Move in Ready, Centrally Located



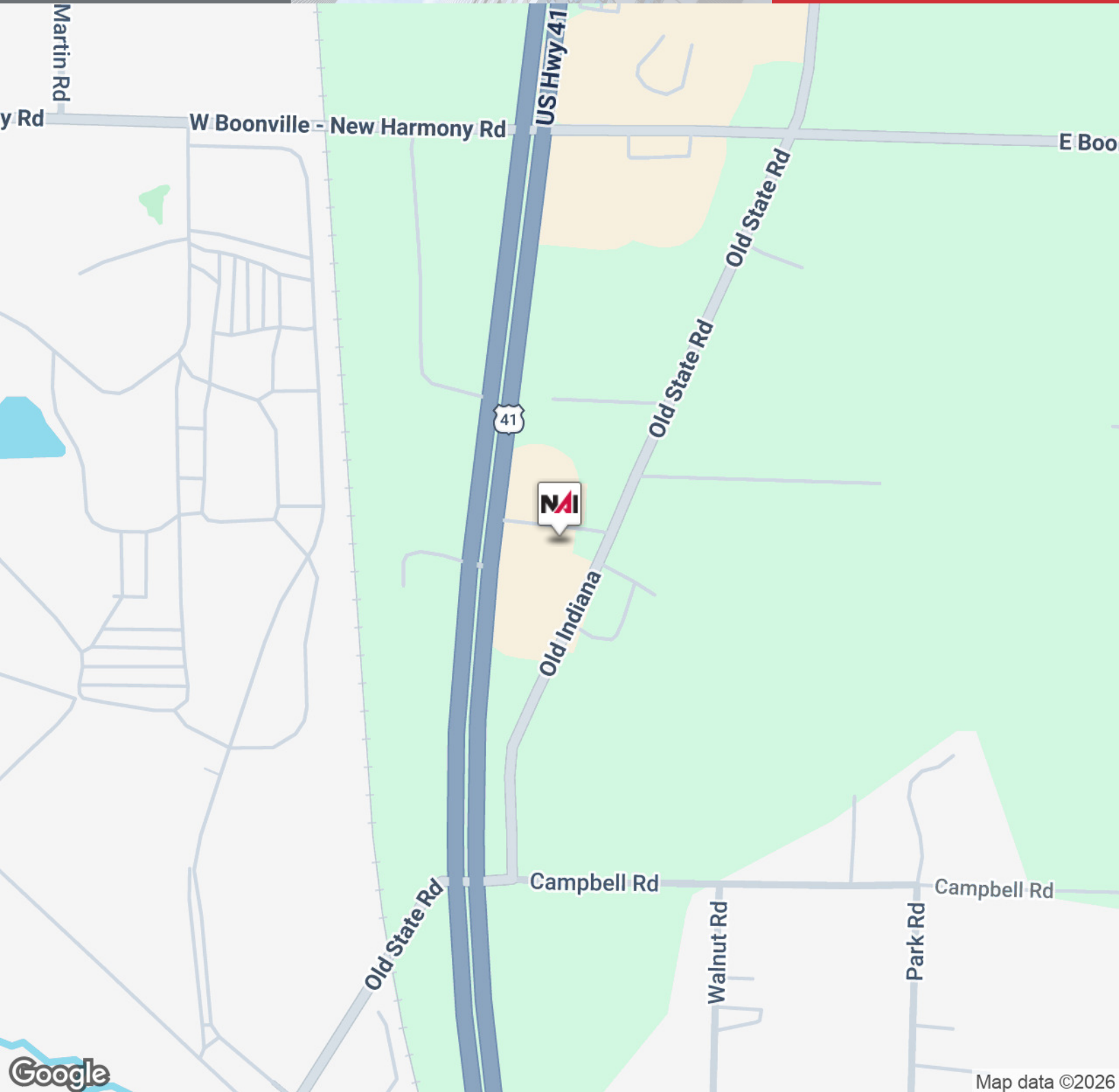
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For Lease

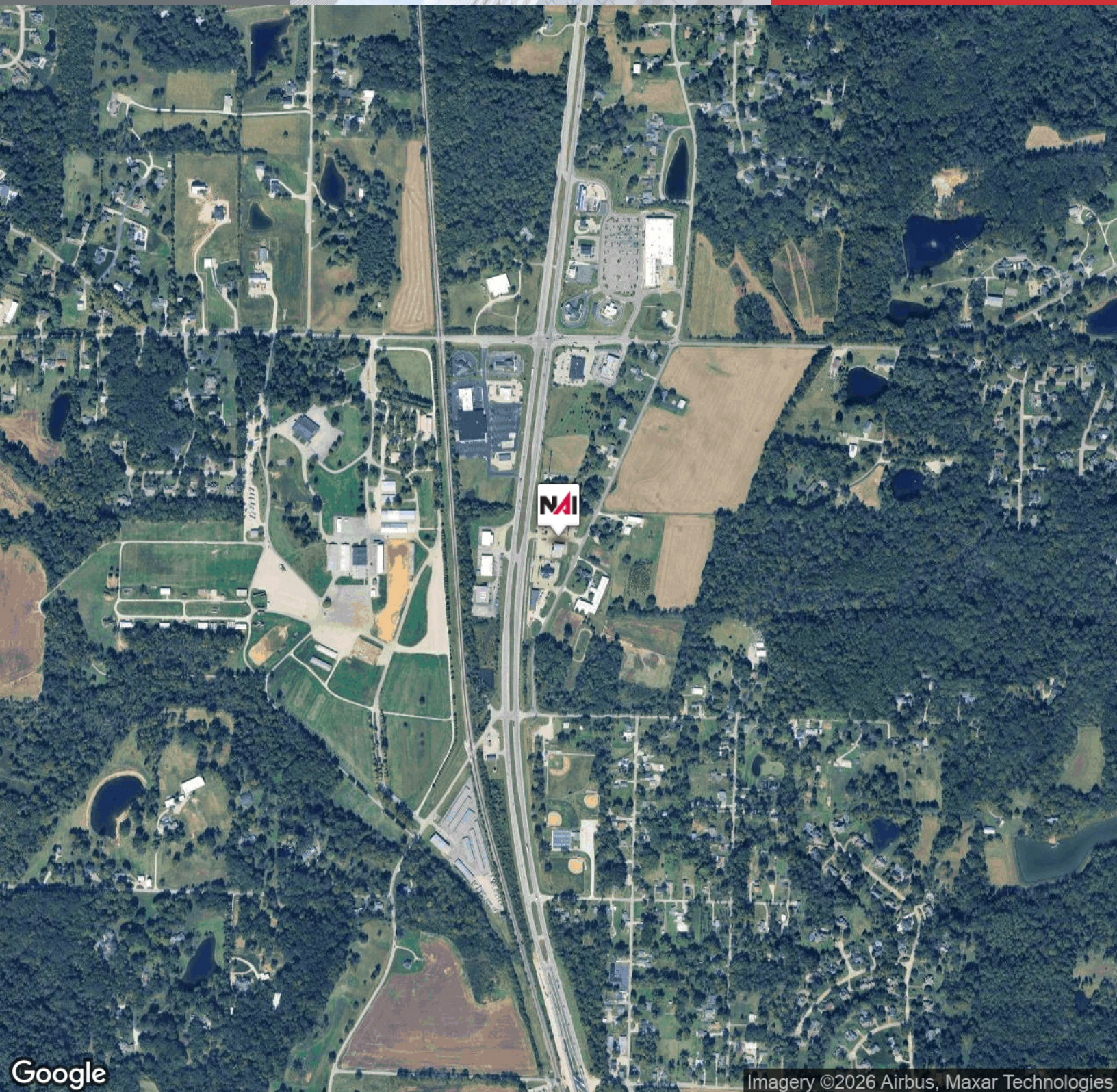
3,500 SF | \$14.75 SF/yr
Office Space



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