

INDUSTRIAL > AVAILABLE

± 35,088 SF - WAREHOUSE / MANUFACTURING FOR LEASE



2200 North New York Ave, Evansville, IN

FORMER RABEN TIRE DISTRIBUTION CENTER

- ▶ **±35,088 SF**
- ▶ **Excellent Location and Access**
- ▶ Single-Tenant Industrial Building
- ▶ Ceiling Height: ±27'
- ▶ 5 Docks
- ▶ Zoning: M-2
- ▶ Fenced Outdoor Storage Area
- ▶ Located within the Evansville Enterprise Zone (www.euea.org/)

LEASE RATE: \$5.95/SF NNN

Please see agent for all Property Tours



For More Information:

Greg J. Folz

Woodward Commercial Realty, Inc
gfolz@woodwardrealty.com
812-708-0106



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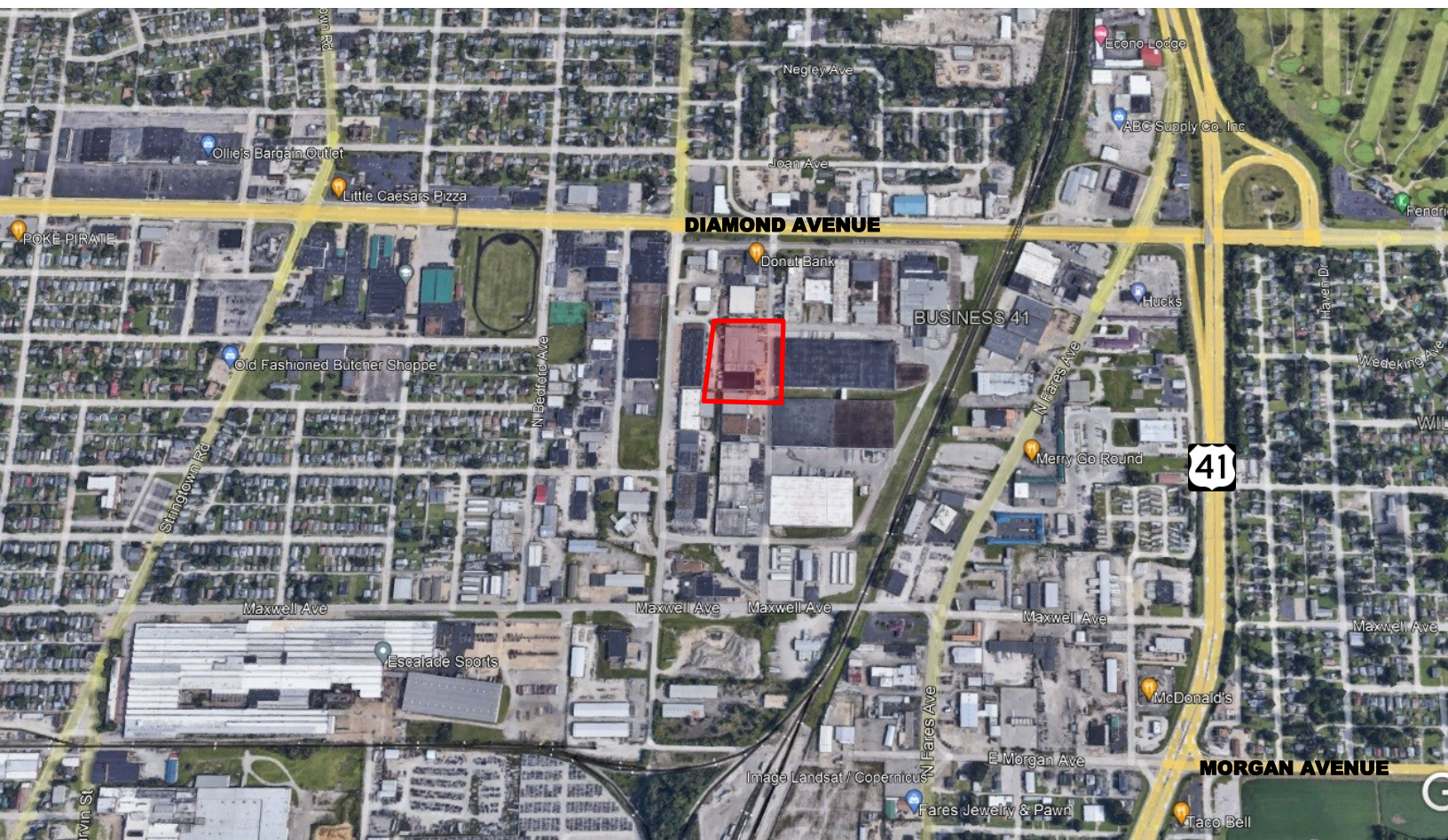
Parcel ID: 82-06-16-017-015.022-027

- ± 35,088 SF
- ± 1.261 Acres
- ± 3,506 SF Office Area (2 Floors)
- Docks: 5
- Sprinkler: Yes
- Ceiling Height: ±23'-27'
- Year Built: 1980
- RE Taxes: \$12,252.66
- Fenced Outdoor Storage Area



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MARKET OVERVIEW— EVANSVILLE / SOUTHWEST INDIANA



Evansville, Indiana

Distance to:

Louisville	115 mi
Nashville	150 mi
Saint Louis	170 mi
Indianapolis	171 mi
Cincinnati	215 mi
Memphis	280 mi
Chattanooga	280 mi
Chicago	300 mi
Columbus, OH	320 mi
Atlanta	395 mi
Kansas City	415 mi
Detroit	475 mi
Dallas	750 mi

BUSINESS FRIENDLY (<http://iedc.in.gov/>)

INDIANA has methodically created a business environment where conditions are set for success. Whether it's minimizing operating expenses or delivering the workforce training and infrastructure you need to grow, Indiana is one of the most business-friendly states in America.

BEST BUSINESS ENVIRONMENT

- Evansville is **Indiana's 3rd largest city**, located along the Ohio River, in Indiana's great southwest. We are the hub city for a 26 county tri-state region, representing parts of Indiana, Kentucky and Illinois with a population of 730,000+ within a one hour drive.
- **Southwest Indiana is known as the Crossroads of America**, within a day's drive of 75 percent of the U.S. and Canadian populations and accessible to every U.S. Market by road, rail, air and water.
- With a population of nearly 120,000 people in the city limits, and **more than 300,000 people in the metropolitan area**, Evansville is the social and economic hub for our tri-state region
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation.
- Indiana is the **Best State for Business in the Midwest and #5 in the nation**. (Chief Executive magazine, 2017)
- Indiana ranks **#2 for Cost of Doing Business and Cost of Living**. (CNBC America's Top States for Business, 2017)
- Indiana Earns '**A**' Grade in **Manufacturing & Logistics Health**. The 2015 Manufacturing and Logistics Report Card issued by Conex-us places Indiana among the nation's elite in four important categories: manufacturing health, logistics health, tax climate and global reach. (Conexus, 2015)

TOP TAX CLIMATE

Indiana offers the **Best State Tax Climate in the Midwest** and ranks #8 in the nation. (Tax Foundation, 2017)

A RIGHT-TO-WORK STATE

On February 1, 2012 Indiana became the 23rd state in the nation and the first state in the industrial Midwest to pass right-to-work legislation. This new status creates an even more attractive environment for businesses and entrepreneurs alike to move their operations to the Hoosier State. There is strong evidence that the economy is indeed growing, with companies small and large expanding operations and hiring new workers. With the support of the legislative and executive branches of government, businesses can be encouraged by Indiana's move to join other right-to-work states to better compete for and win America's business.

AAA CREDIT RATING

Since 2010, Indiana has maintained the top bond rating from all three major credit rating agencies (S&P, Fitch, Moody's).

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