



AVAILABLE

4200 Upper Mt Vernon Road EVANSVILLE, IN 47712



- **Lease Price:** \$6.00 / SF / NN
- **Total Available SF:** 61,070 SF
- **Warehouse SF:** 59,570 SF
- **Office SF:** 1,500 SF +/-
- **Lot Size:** 15.05 Acres
- **Year Built:** 1945
- **Zoning:** M-1
- **Ceiling Height:** Varies 20' to 30'
- **Drive-in Doors:** 6 Total Doors
4 ct - 14' OHD
1 ct - 16' OHD
1 ct - 25' OHD
- **Docks:** 4 Total Docks
All W/Plates & Locks

- **# of Parking Spaces:** Ample
- **Ext. Construction:** Brick
- **Roof:** Composite & Rubber
- **Floor:** Concrete
- **Interior Walls:** Frame
- **Sprinkler:** Dry
- **Concrete Thickness:** Varies
- **# of Restrooms:** 5
- **Water/Sewer:** City
- **Current Use:** Industrial
- **Showing:** Contact Listing Broker
- **Location:** West Side Evansville

480 Volt, 3 Phase throughout. Former plastics facility. Numerous cranes from 1 ton to 13 ton. Large 25 foot door with 13 ton cranes. LED lighting. Warehouse is heated in part.

An additional 14,250 SF warehouse/manufacturing could be added with direct access.



Will Smith, Broker

Direct: 812-480-0553
WillSmith@FCTuckerCommercial.com

Ken Newcomb, President

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



812-473-6677 • FCTuckerCommercial.com

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

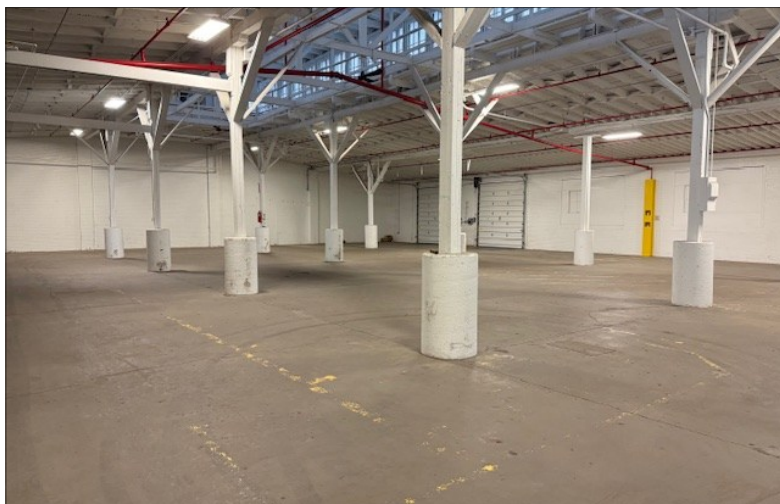




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RARE WEST SIDE INDUSTRIAL
CRANES, HIGH ELECTRIC



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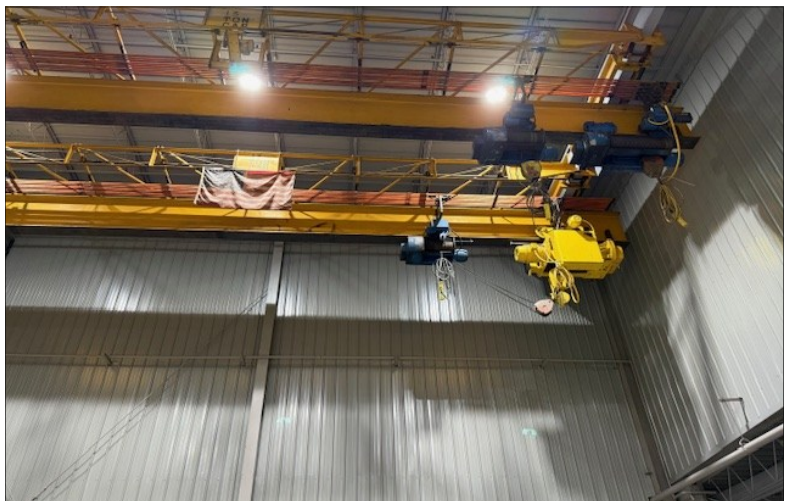
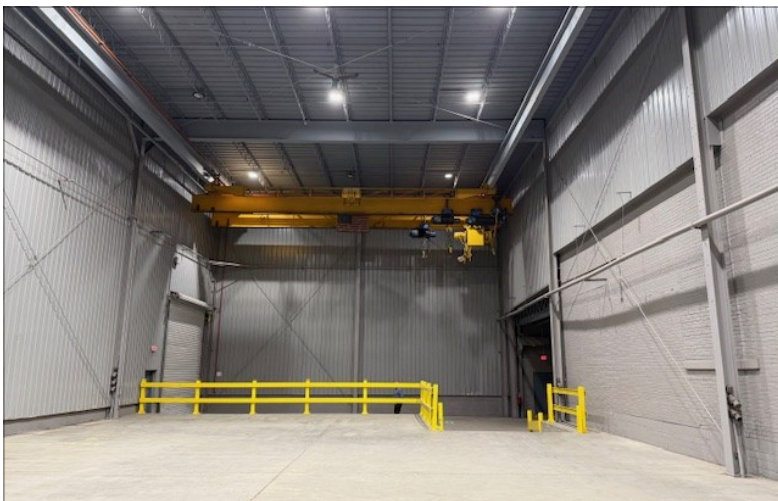
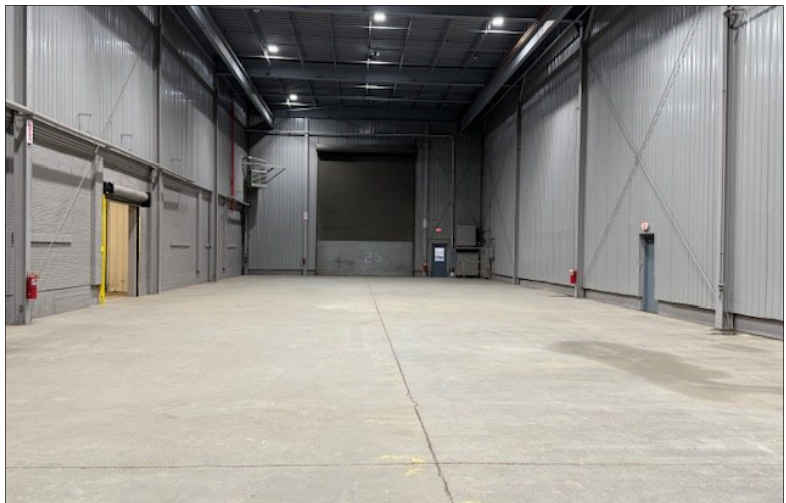
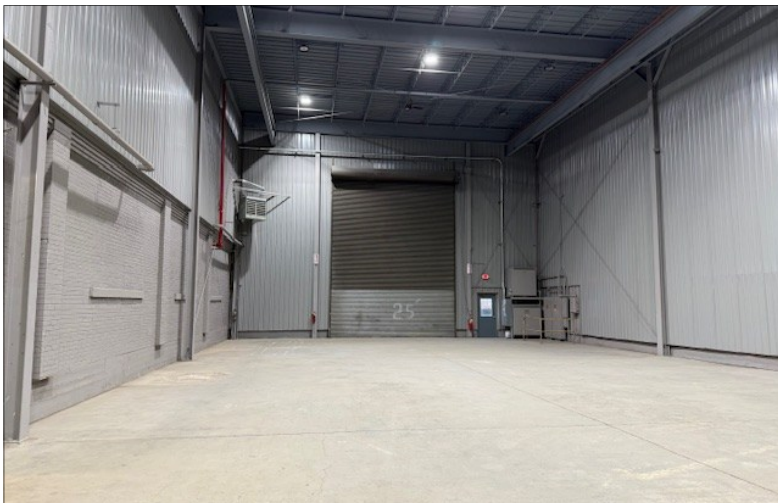
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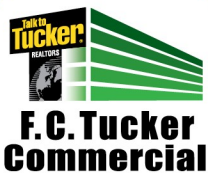


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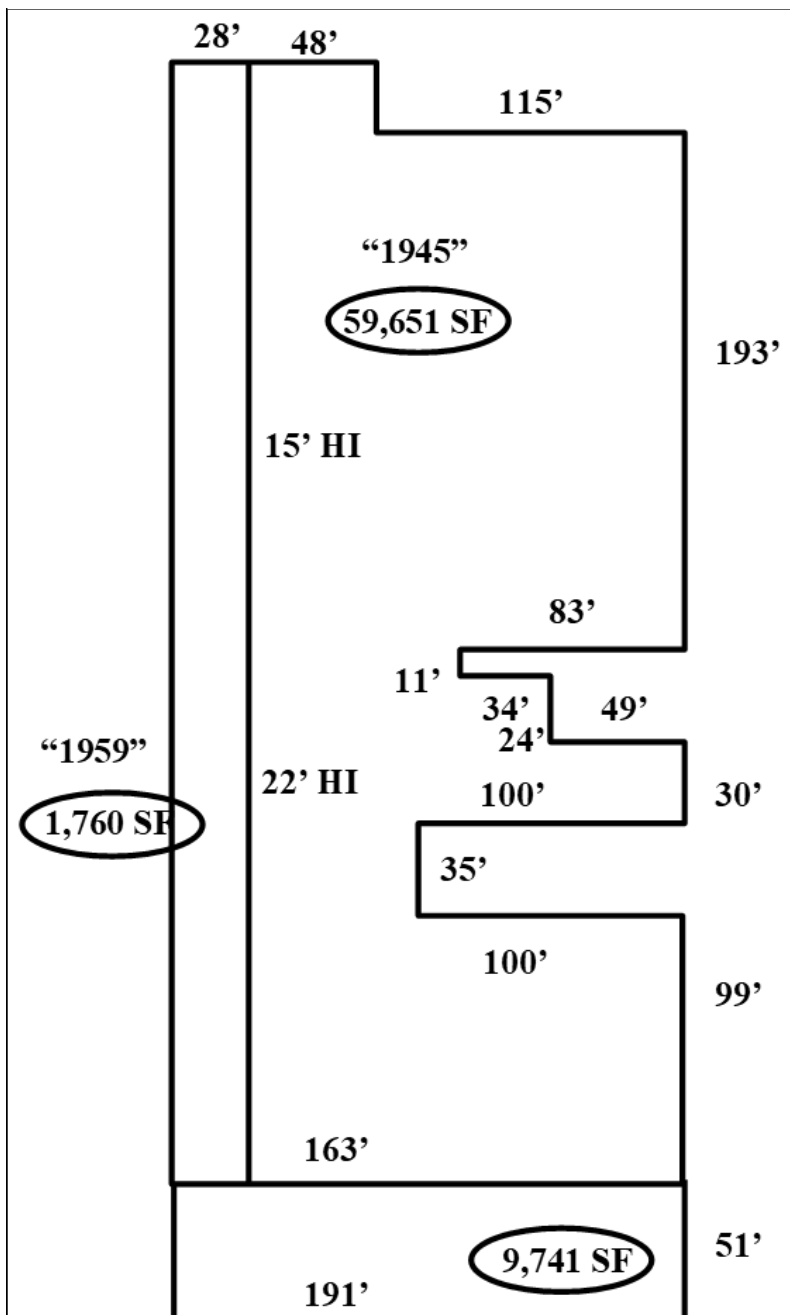


The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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