

901 S 1st Street, Princeton, IN 47670

# FOR LEASE

± 49,700 SF - WAREHOUSE / MANUFACTURING / ASSEMBLY SPACE



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- ▶ ±49,700 SF Available FOR LEASE
- ▶ Excellent Location and Access
- ▶ Ideal for Warehousing, Manufacturing, or Assembly
- ▶ Inclusive of large open warehouse, 4 restrooms, break area, multiple private offices, conference room, etc.

**LEASE RATE: \$3.95 / SF Modified Gross**  
**SEE BROKER TO SCHEDULE A TOUR**



### For More Information:

Greg J. Folz  
Woodward Commercial Realty, Inc  
[gfolz@woodwardrealty.com](mailto:gfolz@woodwardrealty.com)  
Cell: 812-708-0106



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Available Space:	± 49,700 SF
Office Area:	± 4,000 SF
Ceiling Height:	± 13' (drop ceiling throughout)
Total Parking Spaces:	Ample
Zoned:	M-1 (Industrial/Manufacturing)
Total Building Size:	± 141,242 SF
Fire Suppression:	Yes
Dock Doors:	2
Year Built:	1940/1991
Construction:	Steel / Metal
Break Area:	Yes
Meeting Room(s):	Yes
Air Conditioning:	Yes, Warehouse and Office
Power:	Ample
Parcel ID:	26-12-18-101-001.139-028



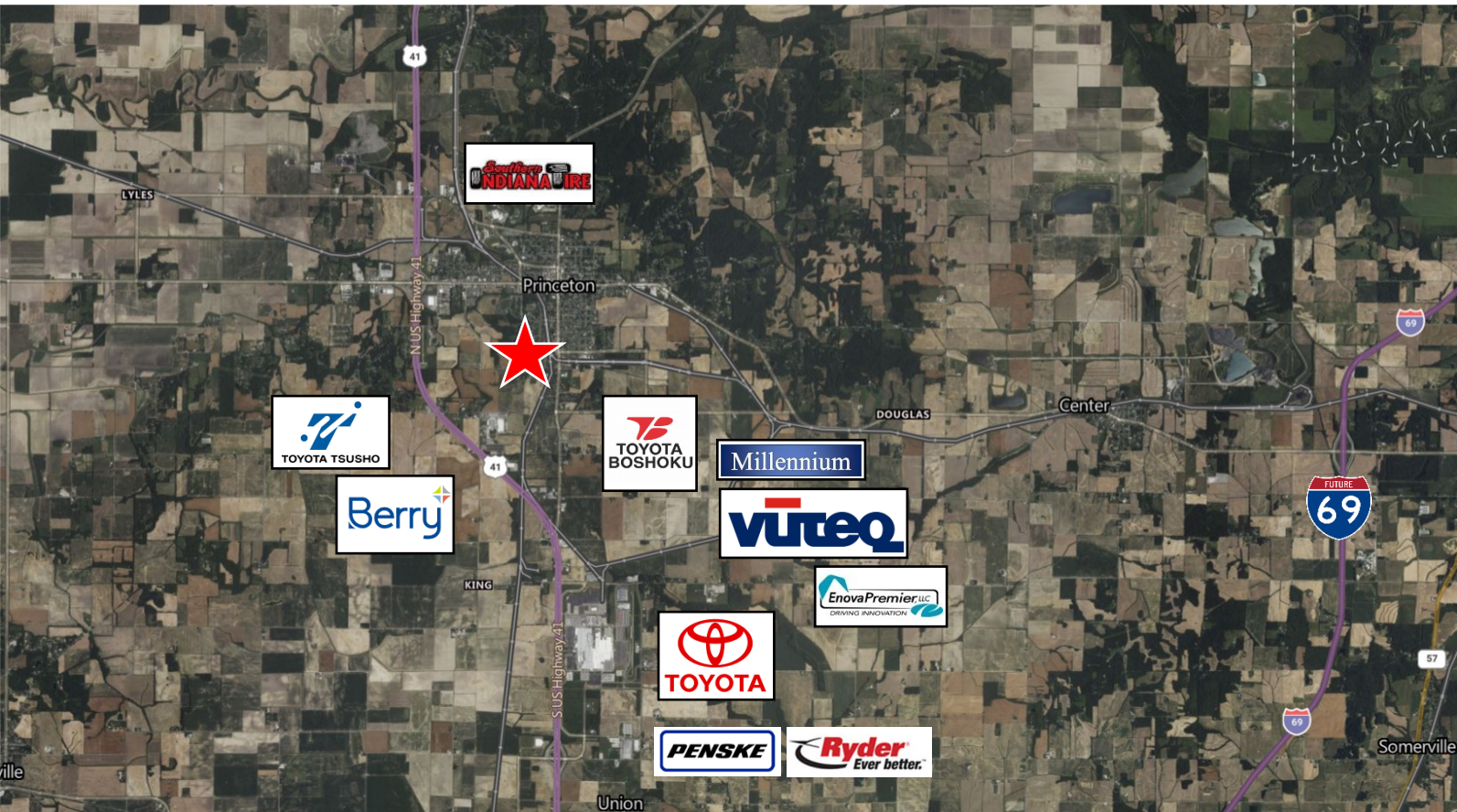
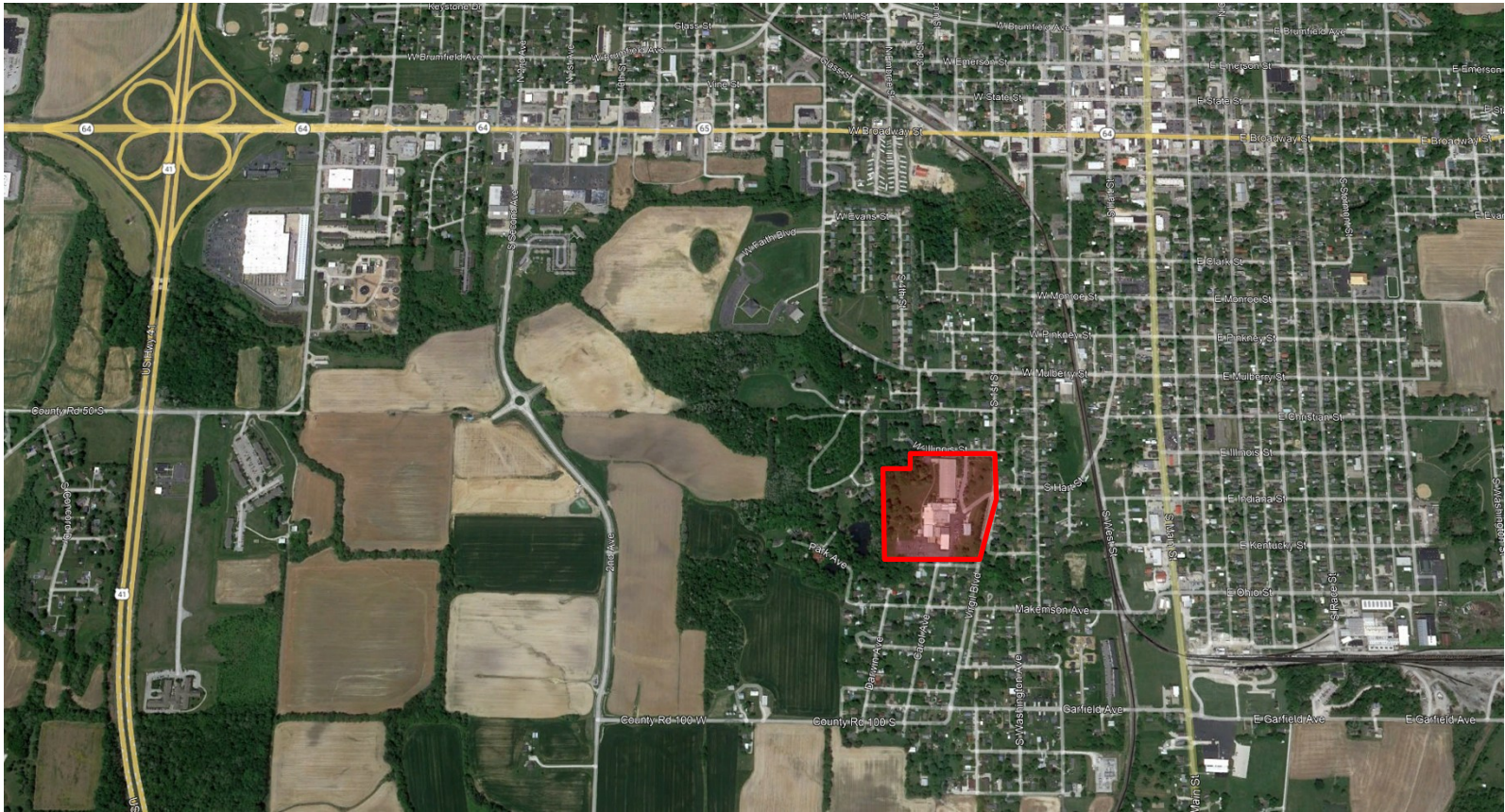
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# MARKET OVERVIEW— SOUTHWEST INDIANA



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

## Why the *Evansville* region?

**BIG ENOUGH TO PROVIDE  
ABUNDANT OPPORTUNITIES—SMALL  
ENOUGH TO STAND OUT.**

The Evansville region is sized for success! Home to more than 8,000 businesses, the Evansville, IN region boasts several industry leaders in the health care, financial services, retail, manufacturing and service industries. **Toyota Manufacturing, Berry Global, Koch Enterprises, Old National Bank, Atlas and Deaconess Health System** (just to name a few) top the list of our region’s largest employers who continue to grow here.



As a region, we’re focused on talent attraction and telling Evansville’s story far and wide (We’d say we’re one of the best kept secrets, but it’s clear we’re not THAT much of a secret anymore!)

### TALENT

The Evansville Region’s future is bright. With growing career opportunities (outpacing many areas of the Midwest,) top-performing schools and universities that punch above their weight in quality and value, it’s no surprise that young professionals look to Evansville as a great place to start a career and build a life! At E-REP, we want our brightest minds to stay and grow in the region and have joined government and education leaders in workforce and career paths develop-



**[VISIT EREP WEBSITE](#)**

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