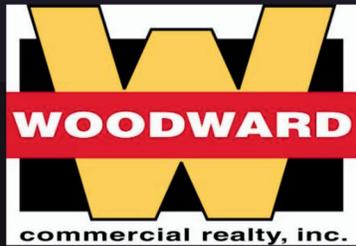


# FOR LEASE OR SALE

10105 Hedden Rd. Evansville, IN 47725



Matt Heseman  
Associate Broker  
812-219-6901  
mheseaman@woodwardrealty.com

LEASE RATE: \$11.75/SF

SALE PRICE: \$1,400,000

BUILDING SIZE - GROSS: 8,736 SF

SECURED YARD SPACE: +/- 1.1 Acres

YEAR BUILT/RENOVATED: 1999/2015

TOTAL ACRES:  3.94

LEASE TERM: 5+ YEARS

LEASE TYPE: NNN

## Commercial / Industrial Building with Office, Showroom, and Secured Outdoor Storage – Evansville’s North Side

This versatile industrial property offers 8,736 SF of total space, designed to accommodate a wide range of business needs. The first-floor totals 5,536 SF, consisting of +/-1,762 SF of office space, +/-1,870 SF of potential showroom/classroom space, +/-1,774 SF of warehouse, and a 130 SF customer waiting area. Upstairs provides an additional 3,200 SF, configured with a mix of private offices and open space ideal for cubicles or team workstations.

Outside, the property offers an impressive +/- 1.1 acres of paved outdoor storage area, fully secured with perimeter fencing and lighting—ideal for equipment, vehicles, or material storage. This space also provides excellent opportunities for future warehouse expansion.

Conveniently located on Evansville’s north side, this property combines flexible interior space with expansive outdoor capacity in a strong industrial corridor.

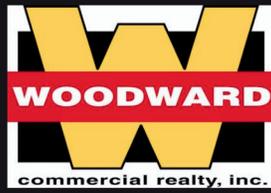
 If leased - leased area includes the building and secured yard totaling +/- 1.7 acres.

**SALES & LEASING • BUILD TO SUIT • DEVELOPMENT • BUSINESS BROKERAGE**

INTERSTATE OFFICE PARK - 4763 ROSEBUD LANE, SUITE B, NEWBURGH, IN 47630

MHESEMAN@WOODWARDREALTY.COM • 812-219-6901

# Exterior Photos



For Lease or Sale  
10105 Hedden Rd.  
Evansville, IN 47725



**14' x 14' Rear Overhead  
Door**

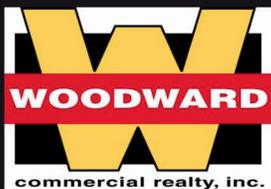
**10' x 50' Covered  
Canopy**

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# 1st Floor Office Photos



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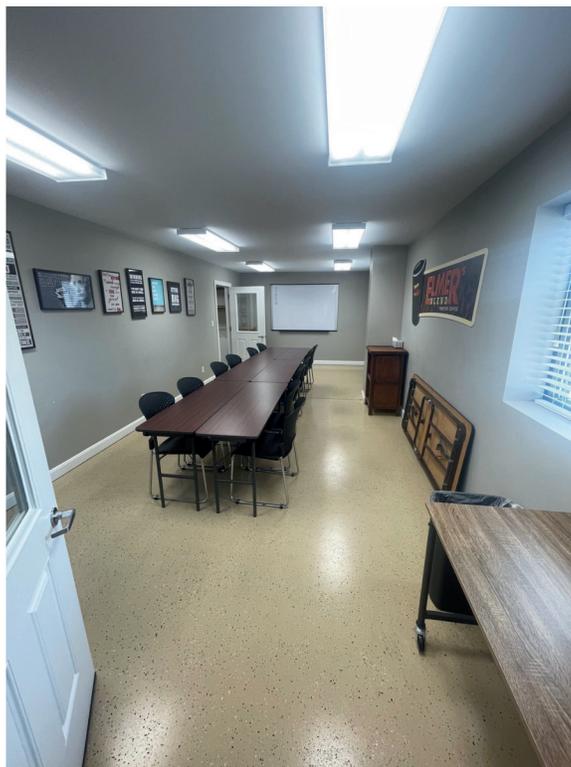
Side Entrance - Waiting Area



Workstation Area w/ 2 Private Offices



Breakroom



Training Room

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# 2nd Floor Office Photos



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10105 Hedden Rd.  
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Executive Office



Workstation Area w/ Private Offices



Kitchenette



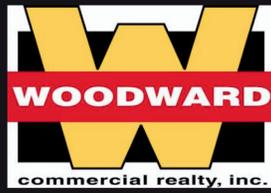
Conference Room

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# Showroom / Warehouse Photos



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Warehouse



Warehouse



Showroom / Inventory Room



Showroom / Inventory Room

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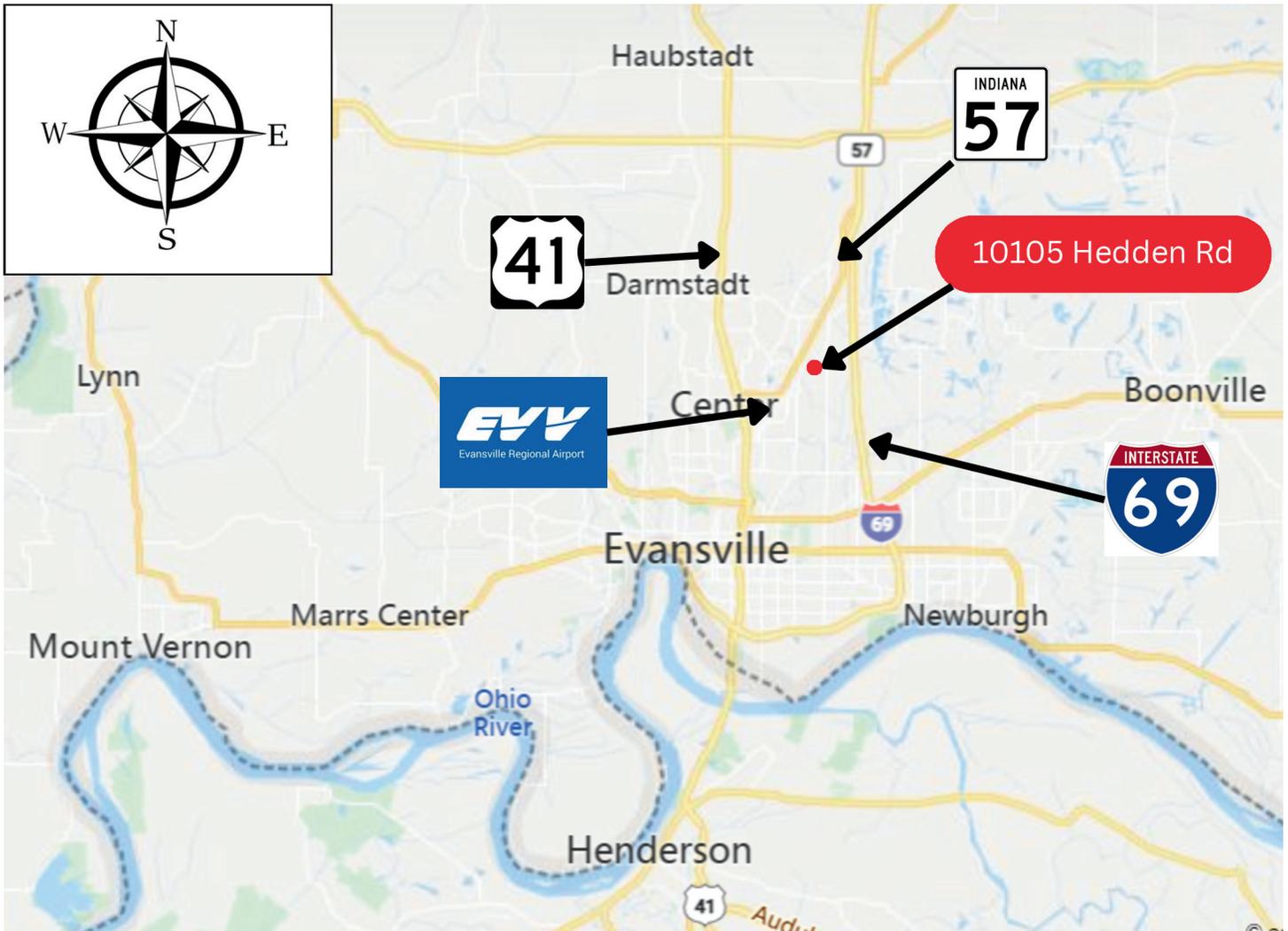
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# Location



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10105 Hedden Rd.  
Evansville, IN 47725

10105 Hedden Road - is located on the North Side of Evansville, just minutes from EVV airport, Highway 41, Highway 57, and Interstate 69.



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