

INDUSTRIAL / MANUFACTURING > FOR SUBLEASE
± 43,550 SF - INDUSTRIAL WITH OUTDOOR STORAGE



INDUSTRIAL FOR SUBLEASE

401 N CONGRESS AVE, EVANSVILLE, IN 47715

- ▶ **±43,550 SF Total Available (2 Buildings)**
- ▶ Office: ±3,000 SF
- ▶ ±1 acre of Fully Fenced Outdoor Storage
- ▶ 7 Drive-in Doors
- ▶ Ceiling Height: ±18'-30'
- ▶ Land: 3.19 acres
- ▶ Zoning: M-2 General Industrial
- ▶ Year Built: 1970 (Main Bldg); 2013 (2nd Bldg)
- ▶ Multiple Cranes throughout main building. Heavy Power.
- ▶ Excellent Access to the Lloyd Expressway, US-41, & I-69
- ▶ **Sublease Term Expires: June 2033**

SUBLEASE RATE: \$4.95/SF NNN



Greg J. Folz

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

Sam Arthur

Cushman & Wakefield
samuel.arthur@cushwake.com
312-995-5209

INDUSTRIAL / MANUFACTURING > FOR SUBLEASE

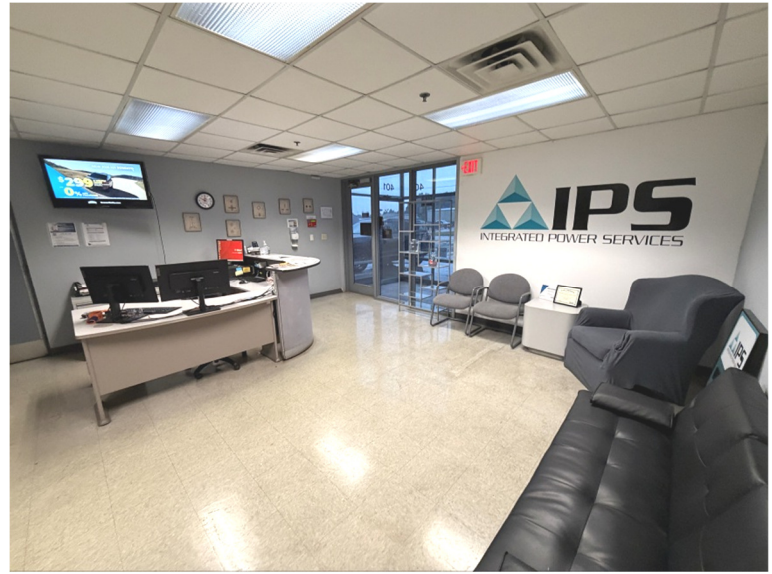
± 43,550 SF - INDUSTRIAL WITH OUTDOOR STORAGE

401 N CONGRESS AVE, EVANSVILLE, IN



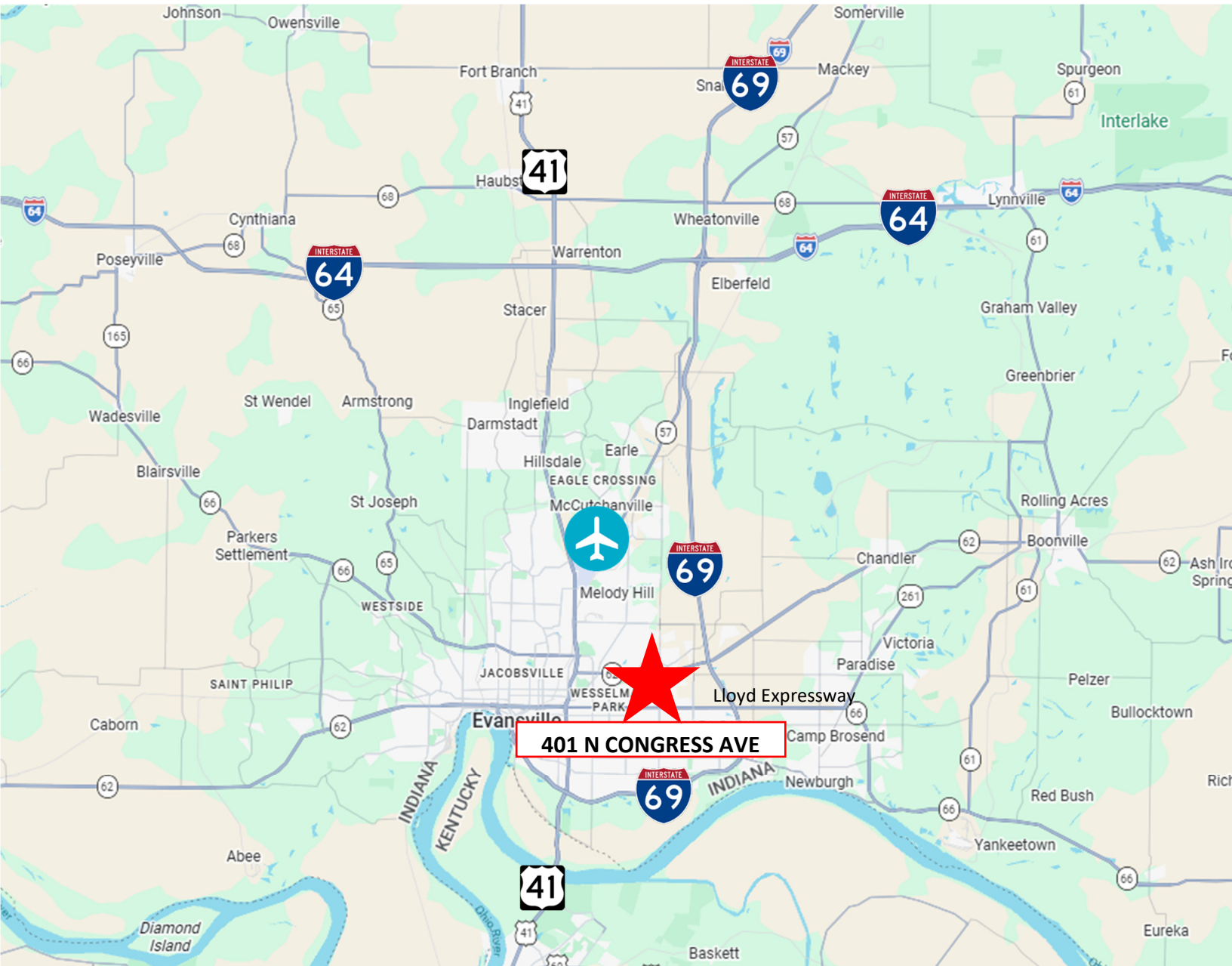
INDUSTRIAL / MANUFACTURING > FOR SUBLEASE
± 43,550 SF - INDUSTRIAL WITH OUTDOOR STORAGE

401 N CONGRESS AVE, EVANSVILLE, IN



INDUSTRIAL / MANUFACTURING > FOR SUBLEASE
± 43,550 SF - INDUSTRIAL WITH OUTDOOR STORAGE

401 N CONGRESS AVE, EVANSVILLE, IN



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



Sam Arthur
Cushman & Wakefield
samuel.arthur@cushwake.com
312-995-5209