

INDUSTRIAL BUILD-TO-SUIT > FOR LEASE

5801

RUSTON LANE - EVANSVILLE, IN



Sample Exterior Rendering

UP TO ±600,000 SF BUILD-TO-SUIT

Manufacturing / Distribution / Life Sciences

- ▶ **Up to ±617,500 SF Available** (300,000 SF Minimum)
- ▶ Land: ±37 Acres
- ▶ **Possible Genesee & Wyoming / Indiana Southern Rail Spur**
- ▶ **Excellent Access with I-69 Frontage**
- ▶ Possible 10 yr Tax Phase-in (for qualifying companies)
- ▶ Aggressive Economic Incentives
- ▶ Developed Industrial Park Area
- ▶ Sits within a Tax Increment Financing District

**Custom Pricing available upon request.
Property will be built to tenant's specs.**



I-69 FRONTAGE



POSSIBLE RAIL SPUR

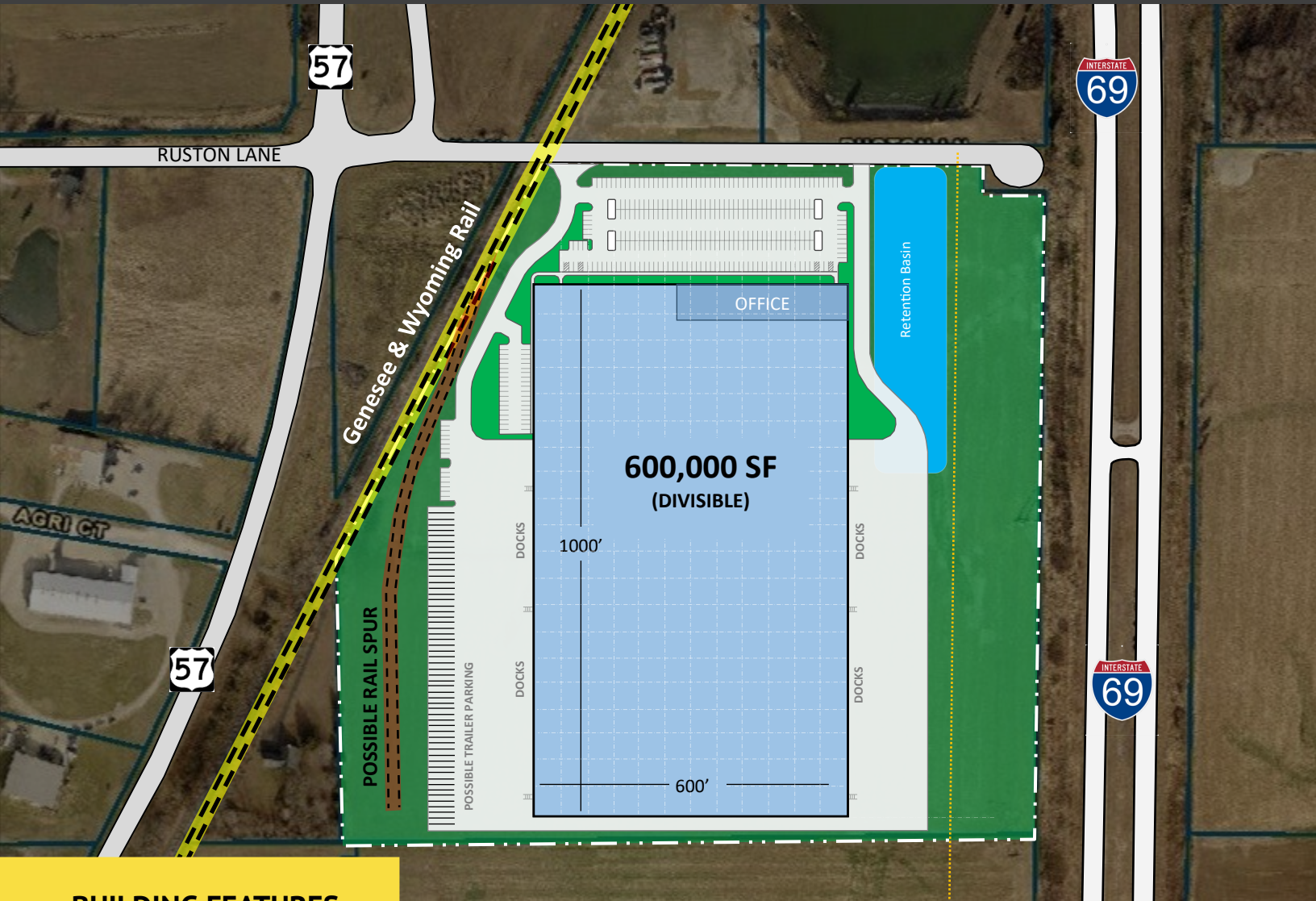


For More Information:

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SITE PLAN OPTION #1

- DISTRIBUTION CENTER (CROSSDOCK)



BUILDING FEATURES:

SAMPLE SITE PLAN - PLAN CAN CHANGE PER TENANT SPECS

Building Area:	Up to ±600,000 SF (300,000 SF Minimum)	Floor:	7" unreinforced
Construction:	Pre-Engineered Steel /Concrete Tilt	Dock Doors:	Built-to-suit - Crossdock
Site Area:	±37 Acres	Drive-in Doors:	2 - (12' x 14') Built-to-suit
Zoning:	M-2, Industrial	Fire Suppression:	ESFR sprinkler system
Office:	Built-to-suit	Interior Lighting:	T-5
Clear Height:	32' - 40' (Built-to-suit)	Warehouse Heat:	Air Rotation System
Column Spacing:	± 50'-0" x 50'-0" (Built-to-suit)	Electrical:	Built-to-suit
Employee Parking:	± 300 (Built-to-suit)	Rail Spur:	Spur is Optional (Built-to-suit)
Trailer Parking:	Built-to-suit	Construction Time:	±9-12 months

SITE PLAN OPTION #2

- MANUFACTURING FACILITY WITH RAIL SPUR



BUILDING FEATURES:

SAMPLE SITE PLAN - PLAN MAY CHANGE UPON TENANT SPECS

Building Area:	Up to ±617,500 SF (300,000 SF Minimum)	Floor:	7" unreinforced
Construction:	Pre-Engineered Steel or Concrete Tilt	Dock Doors:	12 Docks (expandable) - Crossdock layout is optional
Site Area:	±37 Acres	Drive-in Doors:	2 Drive in Doors (12' x 14')
Zoning:	M-2, Industrial	Fire Suppression:	ESFR sprinkler system
Office:	Built-to-suit	Interior Lighting:	T-5
Clear Height:	32' - 40' (Built-to-suit)	Warehouse Heat:	Air Rotation System
Column Spacing:	± 50'-0" x 50'-0" (Built-to-suit)	Electrical:	Built-to-suit (Ample Supply)
Employee Parking:	Built-to-suit	Rail Spur:	Bldg design to accommodate spur
Trailer Parking:	Built-to-suit	Construction Time:	±9-12 months

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Up to ±617,500 SF - Manufacturing / Distribution Facility

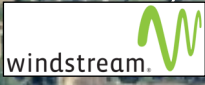


VANDERBURGH
INDUSTRIAL
PARK

57

4 miles to I-64

Elliott



- 5.5 miles to Evansville Regional Airport
- 30 miles to Port of Mount Vernon

57



Genesee & Wyoming Rail



± 9 ac.
BTS

★
± 37 ac.
300k - 617k SF
BTS

Bluegrass Creek

Bluegrass Creek

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Up to ±617,500 SF - Manufacturing / Distribution Facility

EVANSVILLE REGION

Employment

Evansville Region unemployment rate (as of November 2023) **3.1%**

National unemployment rate **3.9%**

source: hoosierdata.in.gov

Top Employers

BUSINESS	NUMBER OF EMPLOYEES	INDUSTRY
Deaconess Health System	10,500	Healthcare
Toyota Motor Manufacturing Indiana	7,500	Automotive manufacturing
Evansville-Vanderburgh School Corporation	3,450	Education
Berry Global	3,200	Advanced manufacturing
Ascension St. Vincent	3,000	Healthcare
Koch Enterprises	2,800	Manufacturing
Jasper Engines & Transmissions	2,500	Transportation equipment
TJ Maxx	2,300	Warehousing, Distribution
University of Southern Indiana	2,119	Education
One Main Financial	1,250	Financial Services
Sabic Innovative Plastics	1,200	Advanced Manufacturing
MetroNet Inc. Corporate Headquarters	1,142	Telecommunications
Skanska	1,076	Construction
CenterPoint Energy	1,011	Energy
University of Evansville	915	Higher Education

source: E-REP



Population

Area Population **433,724**

People per Square Mile **270**



Households

Number of households **176,739**

Persons per household **2.3**

Median home value **\$168,100**



Income

Personal Income Per Capita **\$58,175**

Median Household Income **\$48,127**



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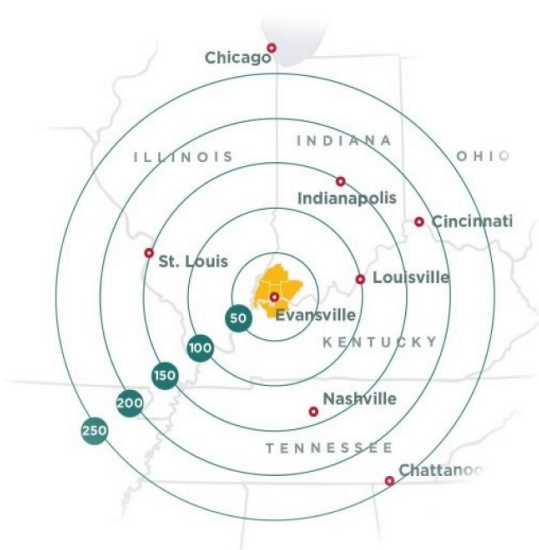
Up to ±617,500 SF - Manufacturing / Distribution Facility

CITY OF EVANSVILLE, IN

WHERE EVERYTHING IS WITHIN REACH

As the regional hub for the Tri-State area, Evansville has a population of around 180,000 and is known for its small-town feel with the perks and amenities of a big city. Evansville is located on the scenic bend of the Ohio riverfront, where everything is within reach. Evansville is home to several significant cultural, historic and artistic

sites. Whether you're exploring vibrant downtown, catching a concert at the Ford Center, or taking a trip through history at the WWII museum, you will find yourself greeted with Hoosier hospitality.



EVANSVILLE BUSINESS

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. 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.

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! Evansville wants our brightest minds to stay and grow in the region and have joined government and education leaders in workforce and career paths development.

ENTERTAINMENT

Evansville is home to many attractions including museums, Mesker zoo, philharmonic, minor league baseball team, minor league hockey team, Bally's Casino, Ford Center and not to mention hundreds of stores and restaurants. The Evansville Fall Festival, which takes place the first week of October, is one of the country's biggest street festivals by drawing up to 150,000 people each year.



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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

- **Growing Investment Hub (2025):** A report by Ark7 highlighted Evansville as an attractive real estate investment location, citing its economic stability and affordable cost of living compared to the national average.
- **Top business state:** For 2025, CNBC ranked Indiana ninth overall on its list of "America's Top States for Business." It noted strengths in access to capital (#22) and cost of living (#2). This follows a strong performance in 2024, where CNBC ranked Indiana #4 for business friendliness.
- 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 115,000 people in the city limits, and **more than 315,000 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.
- **Top state for affordability:** For 2025, CNBC ranked Indiana second in the U.S. for cost of living.

TOP TAX CLIMATE

Indiana offers the **Best State Tax Climate in the Midwest** and ranks #10 in the nation. (Tax Foundation, 2025)

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