

AVAILABLE

Industrial - Warehouse - Distribution

14831 Foundation Avenue
EVANSVILLE, IN 47725



76,720 SF+/-
Available For Lease

Former FedEx Distribution Facility

For More Information, Contact:

Ken Newcomb, President / Broker

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812.204.4004

Kelsey Newcomb McDonald, Broker

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812.204.4001

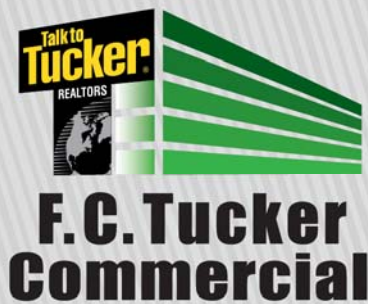


7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
812-473-6677 • Fax: 812-473-6684



FCTuckerCommercial.com

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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Property Features

Located within the Vanderburgh Industrial Park just off I-69 and US 57.

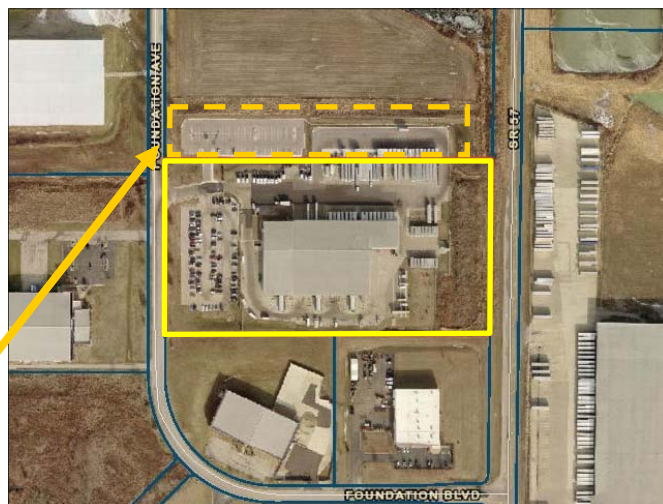
- **Lease Rate:** \$4.00 / SF / NNN
- **Total SF:** 76,720 SF +/-
 - **Office SF:** 3,500 SF +/-
- **Lot Size:** 11.66 Acres +/-
- **Year Built:** 2005
- **Zoning:** M-2, Industrial
- **Ceiling Height:** 24' - 26' +/-
- **Dock Doors:** 24
- **Drive-in Doors:** 14
- **Ext. Construction:** Metal Siding & Concrete Block Masonry w/ Steel Structure
- **Fire Suppression:** Yes
- **Interior Lighting:** T-5 Lighting
- **Electrical:** 800 Amps 3-Phase



Warehouse and loading areas are fully fenced and gated.

- **Employee Parking:** 150 Spaces +/-
- **Semi-Trailer Parking:** 80 Spaces +/-

Additional Auto/Semi Parking
Available through separate lease



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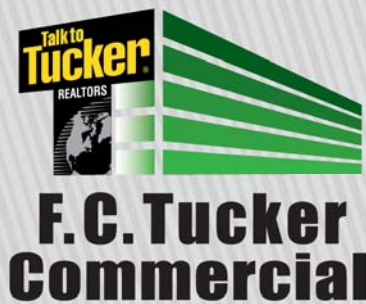


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Vanderburgh Industrial Park Features:

- **Location:** S.R. 57 at Ruston Road
- **Terrain:** Sites graded and ready
- **Electric:** 12.5kV 3 phase/1271 Megawatts (Vectren)
- **Gas:** 4" Line Installed (Vectren)
- **Telecom:** AT&T Fiber Optics (Fiber-Ready Certified)
- **Water:** 12" (System Capacity - 62 MGD; Excess Capacity - 32 MGD)
- **Sewer:** 12" (System Capacity - 38.6 MGD; Excess Capacity - 5.7 MGD)
- **Railroad:** Indiana Southern Railroad
- **River Dock:** Port of Evansville (12 miles from site)
Port of Mt. Vernon (30 miles from site)



Distance to:

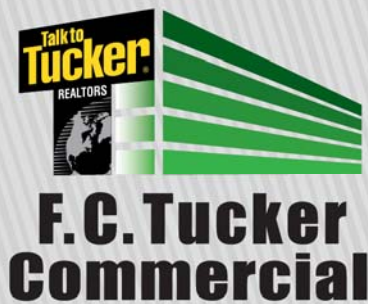
- **Louisville** 115 Miles
- **Nashville** 150 Miles
- **St. Louis** 170 Miles
- **Indianapolis** 175 Miles
- **Chicago** 300 Miles

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