

**AVAILABLE**

**951 Maxwell Avenue**  
*EVANSVILLE, IN 47711*



- **Sale Price:** \$1,750,000 - 4 Buildings
- **Lease Price:** TBD
- **Total SF:**
  - Warehouse SF: 53,474 SF
  - Office SF: Varies in each Building
- **Lot Size:** 5.24 Acres
- **Year Built:** 1976 - 1978 - 1998
- **Zoning:** M-3
- **Ceiling Height:** Varies
- **Ext. Construction:** Block - Steel - Post Frame
- **Roof:** Steel - Rubber
- **Floor:** Concrete
- **# of Restrooms:** Multiple
- **Water/Sewer:** City
- **Current Use:** Vacant Lumber Yard
- **Annual Taxes:** \$21,189.52 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** SW Corner of Kentucky Ave and Maxwell Ave

Security fencing around the entire property. Lay down yard. Extra income included on 935 Maxwell Avenue (Leased). Environmental and Survey on file.

**For More Information, Contact:**

**Ken Newcomb, President / Broker**

**Direct: 812.204.4004**

**Office: 812.473.6677**

**kennewcomb@fctuckercommercial.com**



7820 Eagle Crest Blvd. Suite 200  
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**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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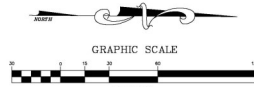
**F.C. Tucker  
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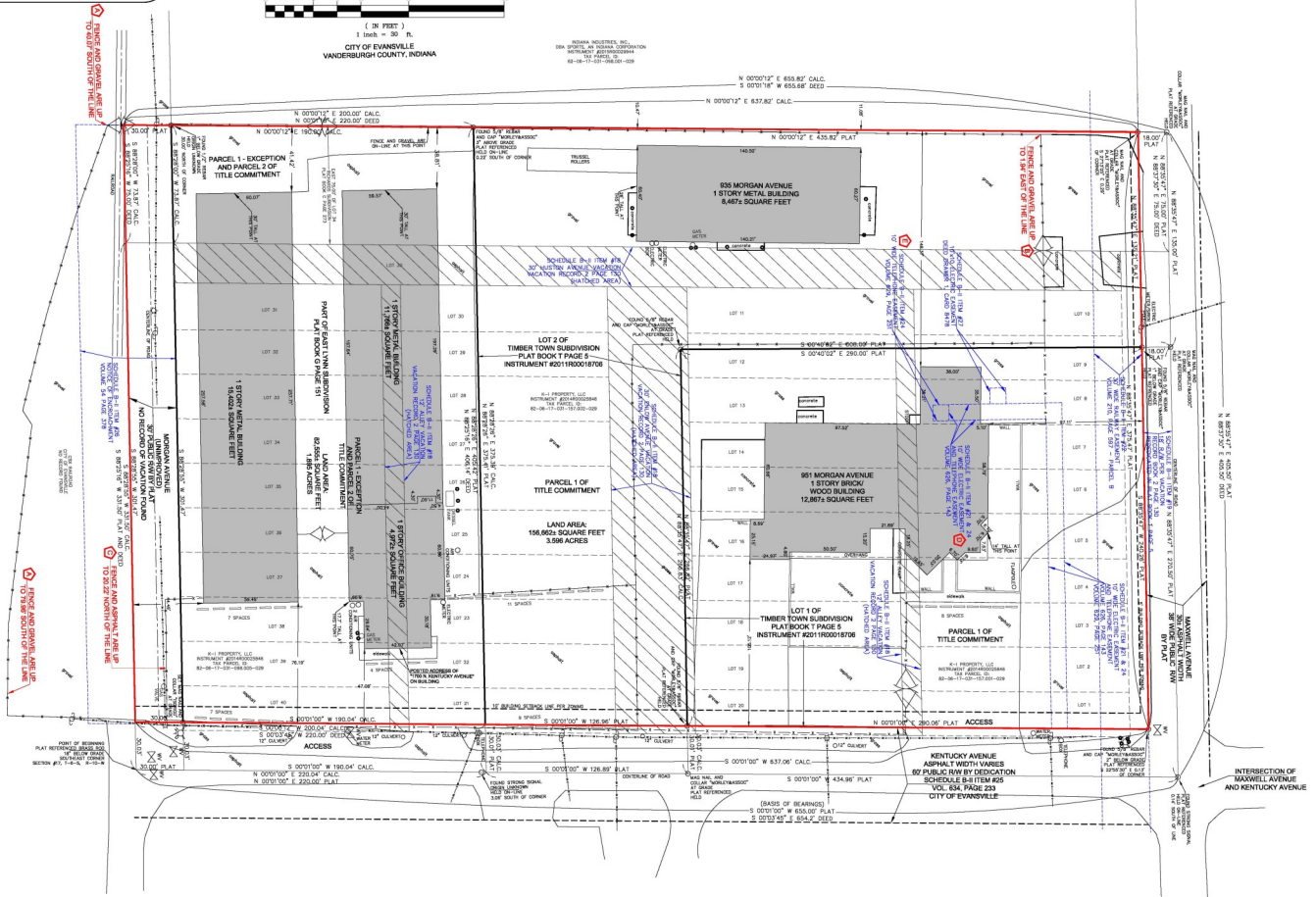


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4125 State Route 43  
Kent, OH 44240  
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CITY OF EVANSVILLE  
VANDERBURGH COUNTY, INDIANA

PARCEL 1:  
LAND AREA:  
156,862 SQUARE FEET  
3.586 ACRES  
PARCEL 2:  
LAND AREA:  
82,589 SQUARE FEET  
1.885 ACRES  
TOTAL LAND AREA:  
239,451 SQUARE FEET  
5.471 ACRES



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