



**F.C. Tucker
Commercial**

AVAILABLE

955 E Diamond Avenue
EVANSVILLE, IN 47711

WATCH THE VIDEO



- **Lease Price:** \$5.95 / SF / NN
- **NN Charges:** \$1.10 / SF
- **Total SF:** 135,930 SF
 - Prod. Warehouse SF: 132,730 SF
 - Office SF: 3,200 SF +/-
- **Lot Size:** 6.95 Acres +/-
- **Year Built:** 1939 - 2000
- **Year Rehab:** 2025
- **Zoning:** M-2, C-4
- **Ceiling Height:** 16' - 30'

- **Docks:** 7 Docks
- **Drive-in Doors:** 2 Doors
- **Ext. Construction:** Brick, Block, Steel
- **Roof:** Rubber, Composite
- **Floor:** Concrete
- **# of Restrooms:** 6 Restrooms
- **Water/Sewer:** City
- **Real Estate Taxes:** \$44,124.28 (2024 pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** 4 Parcels at Diamond Ave and Kentucky Ave

Water filtration system, cooling tower, 1 air compressor, 2 silos (80,000 lbs. each). Air conditioned server room, conference room, new roof (4-6 years old), alarm system. Racking included. 480 Volt, 3-Phase throughout (multiple stations). LED lighting. 20' column spacing in manufacturing area. 40' column spacing in warehouse. North parking lot has 63 spots. West parking lot has 34 spots. Extra fenced lay down yard or additional parking.



Will Smith, Broker

Direct: 812-480-0553
WillSmith@FCTuckerCommercial.com

Ken Newcomb, President

Direct: 812-204-4004
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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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Boundary Lines are Approximate



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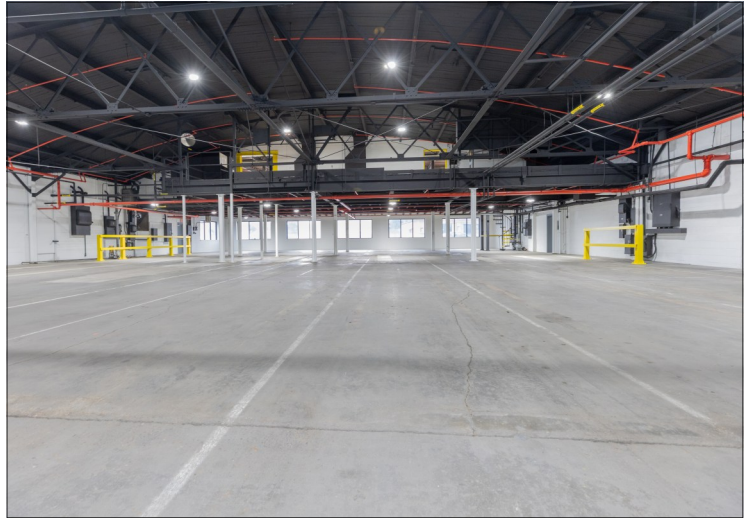
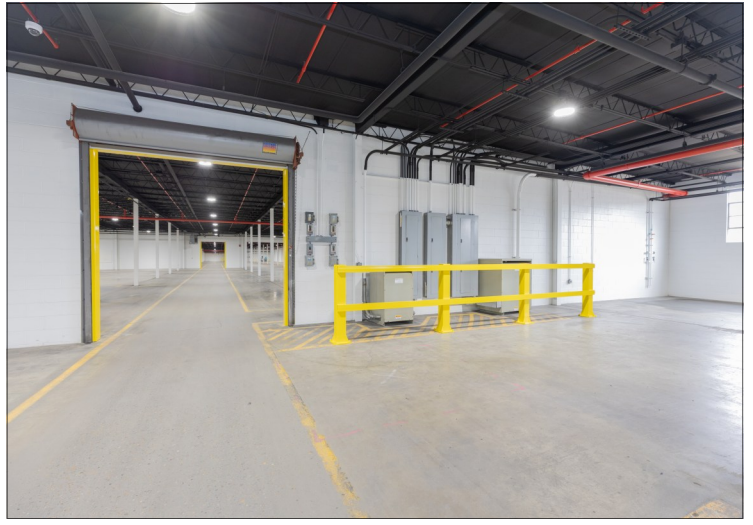
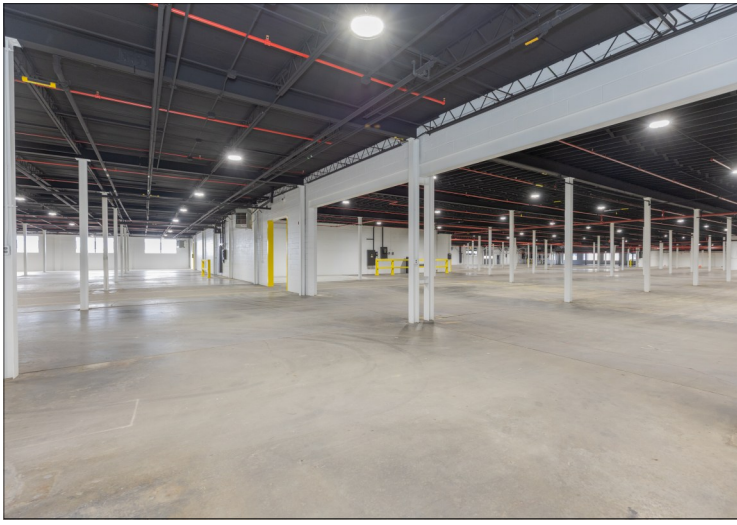


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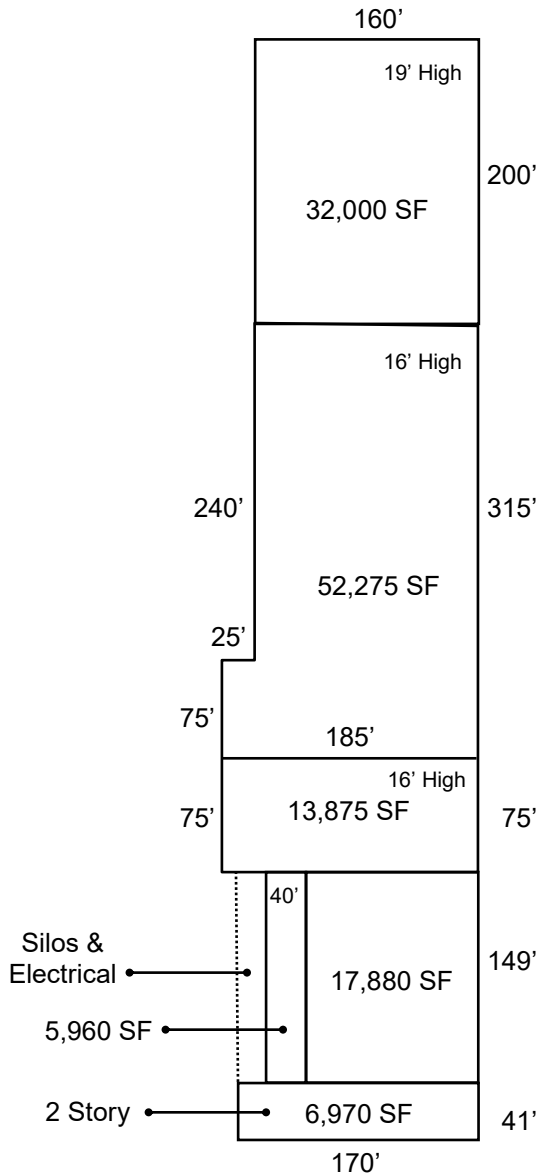
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