



**AVAILABLE**

**1675 E State Road 163**  
**CLINTON, IN 47842**



## FOR LEASE

**▶ WATCH THE VIDEO**

- |                   |                       |                        |                                    |
|-------------------|-----------------------|------------------------|------------------------------------|
| • Lease Price:    | \$8 - \$10 / SF / NNN | • # of Parking Spaces: | Ample                              |
| • Total SF:       | 18,115 SF             | • Current Use:         | Vacant                             |
| Bldg 1:           | 12,483 SF             | • Taxes:               | \$9,4692 (2024 Pay 2025)           |
| Bldg 2:           | 5,632 SF              | • Showing:             | Contact Listing Brokers            |
| • Lot Size:       | 5 Acres               | • Location:            | Retail corridor, next to Walmart   |
| • Year Built:     | 1978                  |                        | 2.5 miles from Wabash River bridge |
| • Zoning:         | HC - Hwy Commercial   |                        |                                    |
| • Drive-in Doors: | 9 Doors               |                        |                                    |

**High Visibility Location. Both buildings or single building Available for lease. Ample exterior storage on site.**

**For more information, contact:**



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7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715



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