

INDUSTRIAL > AVAILABLE FOR LEASE OR SALE

100,000 SF - NEW CONSTRUCTION / SHELL BUILDING



SHELL - 100

NORTH WARRICK INDUSTRIAL PARK

11200 INDUSTRIAL PARK DRIVE, ELBERFELD, IN

- ▶ **±100,000 SF Bldg (Expandable to 287,500 SF)**
- ▶ Land: ±14.49 Acres
- ▶ Fully Customizable Building
- ▶ Excellent Access to I-69 & I-64
- ▶ Fiber Ready
- ▶ Strong Local Industrial Workforce
- ▶ Aggressive Economic Incentives
- ▶ Developed Industrial Park Setting

READY FOR CUSTOMIZATION

**Pricing available upon request.
Property will be completed to tenant's
specifications.**



For More Information:

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BUILDING FEATURES:

Building Area:	±100,000 SF (Expandable)
Construction:	Concrete Tilt Wall
Site Area:	±14.49 Acres
Zoning:	M-2, Industrial
Office:	1,000 SF (Built-to-suit)
Ceiling Height:	± 32' (Built-to-suit)
Column Spacing:	± 50'-0" x 50'-0"
Concrete Floors:	7" on Stabilized Soil
Dock Doors:	6 Docks (Expandable)
Drive-in Doors:	2 Drive in Doors (16' x 16')
Fire System:	ESFR sprinkler system
Interior Lighting:	LED Lighting
Warehouse Heat:	Air Rotation System
Electrical:	Built-to-suit
Employee Parking:	Built-to-suit
Completion Date:	Ready for Customization

NORTH WARRICK INDUSTRIAL PARK FEATURES:

Shovel Ready Sites

Location:	I-69 and I-64
Total Size:	236 acres
Terrain:	Sites graded and ready
Electric:	Duke Energy (12.47 kV, 69 kV, and 138 kV at Site)
Natural Gas:	Vectren Centerpointe (2" Line)
Telecom:	Mainstream Fiber Networks (1 gig - 100 gig symmetrical service)
Water:	Town of Elberfeld (12" & 16" mains; 300k gpd available)
Wastewater:	Town of Elberfeld (10" & 12" gravity lines; 400k gpd)
Nearest Rail:	Genesee & Wyoming / Brookfield
River Dock:	Port of Evansville (15 miles from site) Port of Indiana at Mt Vernon (18 miles)

CUSTOMIZED PRICING AVAILABLE UPON REQUEST. BUILDING WILL BE FINISHED PER SPECS OF TENANT.

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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.

- **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)

A RIGHT-TO-WORK STATE

On February 1, 2012 Indiana became the 23rd state in the nation and the first state in the industrial Midwest to pass right-to-work legislation. This new status creates an even more attractive environment for businesses and entrepreneurs alike to move their operations to the Hoosier State. There is strong evidence that the economy is indeed growing, with companies small and large expanding operations and hiring new workers. With the support of the legislative and executive branches of government, businesses can be encouraged by Indiana's move to join other right-to-work states to better compete for and win America's business.

AAA CREDIT RATING

Since 2010, Indiana has maintained the top bond rating from all three major credit rating agencies (S&P, Fitch, Moody's).

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