

# Office For Lease



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

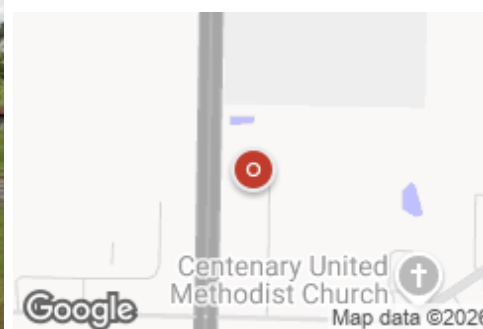
## Hwy 41 N, 14601

14601 US Highway 41, Evansville, IN, 47725

Office: General For Lease

Prepared on August 12, 2026

1 of 1 Listings



### Listing Details | Office For Lease

|                       |                          |                |                  |
|-----------------------|--------------------------|----------------|------------------|
| Suite                 | <b>First Floor</b>       | Divisible      | <b>10776</b>     |
| Sublease              | <b>No</b>                | Vacant         | <b>Yes</b>       |
| Total Available Space | <b>10,776 SF</b>         | Available Date | <b>Now</b>       |
| Min Div/Max Contig    | <b>10776/10,776 SF</b>   | Days On Market | <b>5500 days</b> |
| Asking Rate           | <b>\$15.00 Annual/SF</b> | Date Listed    | <b>7/22/2011</b> |
| Monthly Rate          | <b>\$13,470</b>          | Last Modified  | <b>8/12/2026</b> |
| Lease Type            | <b>Gross Lease</b>       | Listing ID     | <b>28896066</b>  |
| Expenses              | -                        | Parking Spaces | -                |

### Description

10,776 SF Office Building Near Evansville Regional Airport

This conveniently located property located on Highway 41 N, just minutes from the airport, offers a professional setting with excellent accessibility and the flexibility of M-2 zoning.

The substantial footprint provides plenty of space for a business requiring a combination of office and operational space.

**\*\*2 MONTHS FREE RENT FOR QUALIFIED TENANTS\*\***

**\*\*\*UTILITIES INCLUDED\*\*\***

### Property Features

#### Location Details

|         |                                                 |         |                          |
|---------|-------------------------------------------------|---------|--------------------------|
| Address | <b>14601 US Highway 41, Evansville, IN, ...</b> | Parcels | <b>07-030-09-061-029</b> |
| Zoning  | <b>M-2</b>                                      | Name    | <b>14601 Hwy 41</b>      |
| County  | <b>Vanderburgh</b>                              |         |                          |

Building Details

|                      |                          |                |              |
|----------------------|--------------------------|----------------|--------------|
| Sub Type             | General                  | Occupancy Type | Multi-tenant |
| Building Status      | Existing                 | Building Class | A            |
| Building Size        | 20,732 SF                | Parking Spaces | -            |
| Land Size            | 12.77 Acres / 556,064 SF | Parking Ratio  | -            |
| Number of Buildings  | 1                        | Rentable Space | 20,934 SF    |
| Number of Floors     | 2                        | Water          | Yes          |
| Year Built/Renovated | -                        | Sanitary Sewer | Yes          |
| Primary Constr. Type | Masonry                  | Rail Service   | No           |

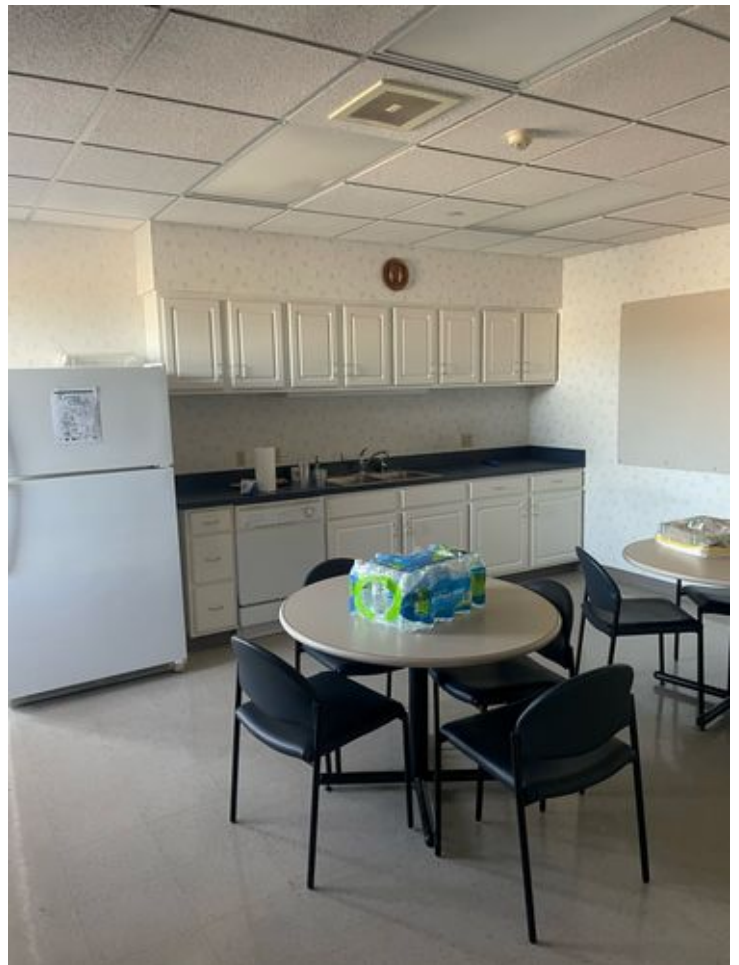
Property Listings

1 Listing | 10,776 SF | \$15.00 Annual/SF

| Type      | Condo | Space Use | Suite       | Available Space | Rate                          | Available |
|-----------|-------|-----------|-------------|-----------------|-------------------------------|-----------|
| For Lease | No    | Office    | First Floor | 10,776 SF       | \$15.00 Annual/SF Gross Lease | Now       |

Additional Photos







Map of Building with Utility Rooms and Stairs

Map of Building





Contact



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