

AVAILABLE

5812 Prospect Drive

NEWBURGH, IN 47630



- **Sale Price:** \$750,000
- **Total SF:** 8,360 SF
- **Lot Size:** 1.23 Acres
- **Year Built:** 2007
- **Zoning:** M-2
- **Ceiling Height:** 10' Office, 14' Shop
- **Drive-in Doors:** Two
- **# of Parking Spaces:** 20 Spaces +
- **Ext. Construction:** Steel / Brick
- **Roof:** Steel

- **Floor:** Concrete
- **Interior Walls:** Frame
- **Sprinkler:** No
- **# of Restrooms:** 3 Restrooms
- **Water/Sewer:** City
- **Current Use:** Vacant
- **Annual Taxes:** \$6,029.08 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
By Appointment Only
- **Location:** North of Vann Road

Excellent Industrial / Office just north of Newburgh Proper and east of Highway 261. The property is zoned M-2 allowing for manufacturing, warehousing, and office. The building consists of a reception entrance with double glass doors and features 8 private offices, 2 restrooms, file room, small kitchen, and 2 warehouse/shop areas in the rear. The larger warehouse/shop area is heated with an overhead door. The smaller warehouse/shop area has central HVAC; as does the rest of the building. The lot is rocked with parking in front and to the back of the building. The remaining rear lot is an ideal lay down yard for equipment and/or supply.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com

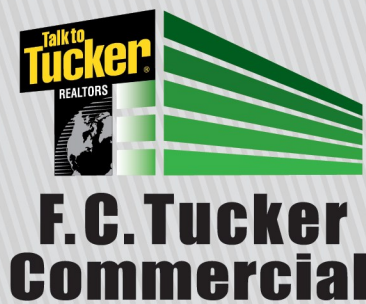


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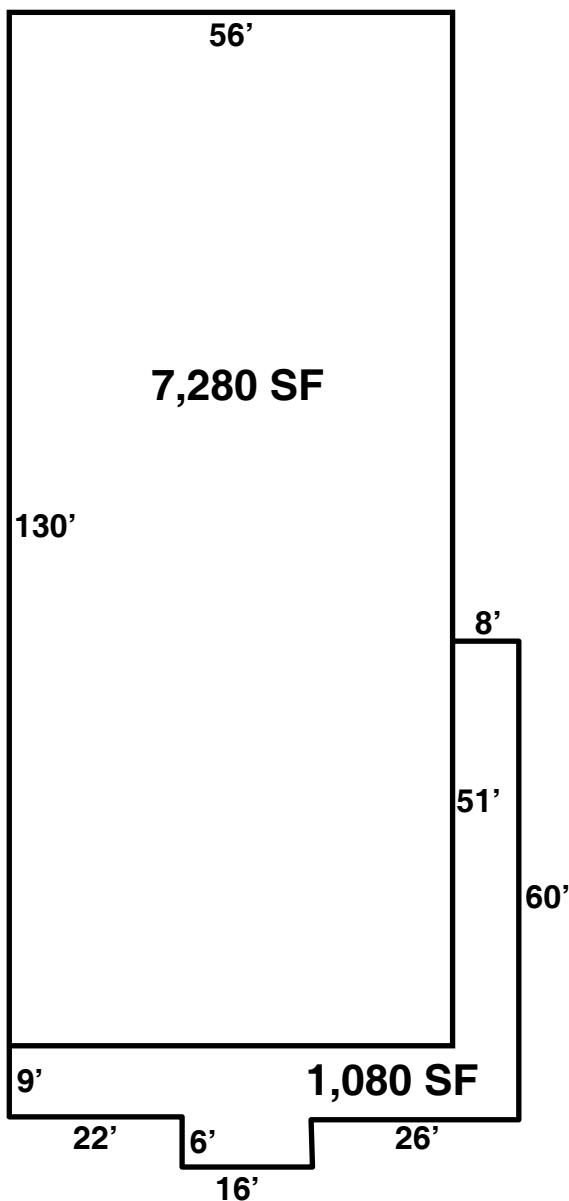


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