

**1031 W Tennessee St., Evansville, IN
ONE BLOCK EAST of FULTON AVE.
Second Floor Warehouse Space with
HEAVY FREIGHT ELEVATOR on dock**

**FOR LEASE: 21,351 contiguous square feet In a
convenient location at an affordable rate**

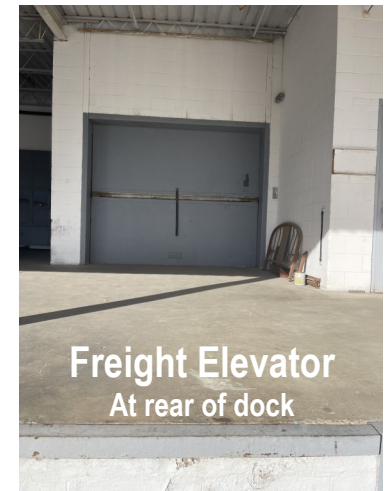
- ◆ 21,351 Square Feet
- ◆ Office / Restrooms
- ◆ Heated space throughout; office AC
- ◆ High 23' ceiling
- ◆ Zoned M-3
- ◆ LED Lighting
- ◆ Sprinkler System
- ◆ Part of old ZENITH plant
- ◆ Secure Demised Area on 2nd floor accessed from stairs & elevator

Dennis Greenfield
Jack Rogers Realtor, Inc.
400 E. Sycamore Street
Evansville, Indiana 47713-2776
Phone: (812) 422-5656
Fax: (812) 452-3777

available

**JACK ROGERS
REALTOR, INC**

812-422-5656



**Very Competitive Rate of
\$3.75/SF/Annum INCLUDES:**

- ⇒ RE TAXES
- ⇒ CAM
- ⇒ RE INSURANCE
- ⇒ UTILITIES

*(Tenant responsible for janitorial,
communication services, & personal property taxes)*



**Use Shelving for all of your storage requirements
AT NO ADDITIONAL CHARGE**

