



AVAILABLE

4222 Bell Road, Suite 6 & 7 NEWBURGH, IN 47630



SUITE FOR SUB LEASE

- Lease Price: \$10.00 / SF / NNN
- NNN Charges: \$3.25 / SF
- Total SF: 3,900 SF
- Year Built: 2005
- Zoning: C-1
- Parking: Ample
- Current Use: Restaurant
- Showing: Contact Listing Broker
- Location: Between SR 66 & Outer Lincoln Ave

Second Generation Restaurant Suite with high-end finishes includes hood, grease trap, and misc. equipment. Features a contemporary, warm, and inviting atmosphere with a sushi bar, private dining room, main dining area, and immaculate restrooms. Kitchen outfitted for high volume service. Bell Crossing complex provides prime location in Newburgh's retail corridor with AADT 14,878, as well as ample parking. Space on monument sign available.

Showing only by appointment when operating business is closed. Preferred Monday or prior to opening at 10 a.m.

Itemized Equipment List available to purchase separately from current Tenant.

Transferable 3-way Liquor License available to be utilized at current location.

For more information, contact:

Kristin Dannheiser, Broker

Direct: 812-455-0001 • KristinD@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

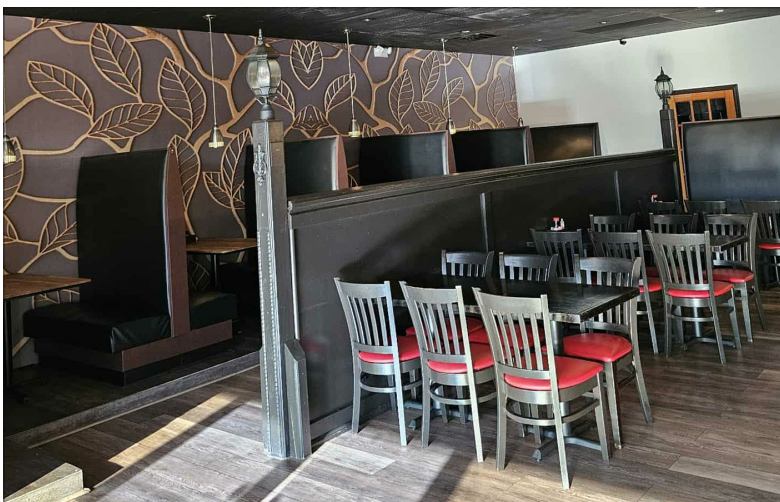
7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





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