



- |                               |                            |                                |                                    |
|-------------------------------|----------------------------|--------------------------------|------------------------------------|
| • <b>Lease Price:</b>         | <b>\$4.95 / NNN</b>        | • <b>Roof:</b>                 | <b>TPO New</b>                     |
| • <b>Available SF:</b>        | <b>141,333 SF</b>          | • <b>Floor:</b>                | <b>Concrete Heavy</b>              |
| <b>Warehouse SF:</b>          | <b>134,933 SF</b>          | • <b>Interior Walls:</b>       | <b>Block / Frame</b>               |
| <b>Office, Breakroom SF:</b>  | <b>6,400 SF</b>            | • <b>Sprinkler:</b>            | <b>Wet</b>                         |
| • <b>Lot Size:</b>            | <b>7.64 Acres +/-</b>      | • <b>Electrical:</b>           | <b>Heavy Electric</b>              |
| • <b>Year Built:</b>          | <b>1953-2019</b>           |                                | <b>480, 3-Phase</b>                |
| • <b>Zoning:</b>              | <b>M-2</b>                 |                                | <b>numerous transformers</b>       |
| • <b>Ceiling Height:</b>      | <b>24' Clear Varies</b>    | • <b># of Restrooms:</b>       | <b>Four</b>                        |
| • <b>Silos Included:</b>      | <b>10</b>                  | • <b>Water/Sewer:</b>          | <b>City</b>                        |
|                               | <b>7 80,000 lbs</b>        | • <b>Current Use:</b>          | <b>Manufacturing</b>               |
|                               | <b>3 200,000 lbs</b>       | • <b>Taxes:</b>                | <b>\$47,791.66 (2024 Pay 2025)</b> |
| • <b>Dock Doors:</b>          | <b>15</b>                  | • <b>Showing:</b>              | <b>Contact Listing Broker</b>      |
| • <b># of Parking Spaces:</b> | <b>92 +Trailer Storage</b> | • <b>Location:</b>             | <b>East of Highway 41</b>          |
| • <b>Ext. Construction:</b>   | <b>Steel / Block</b>       | • <b>Adjacent Property:</b>    | <b>1800 Lynch Road</b>             |
|                               |                            | <b>Additionally Available:</b> | <b>51,398 SF</b>                   |

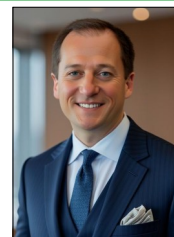
**For More Information, Contact:**

**Aaron Kendall, CCIM**

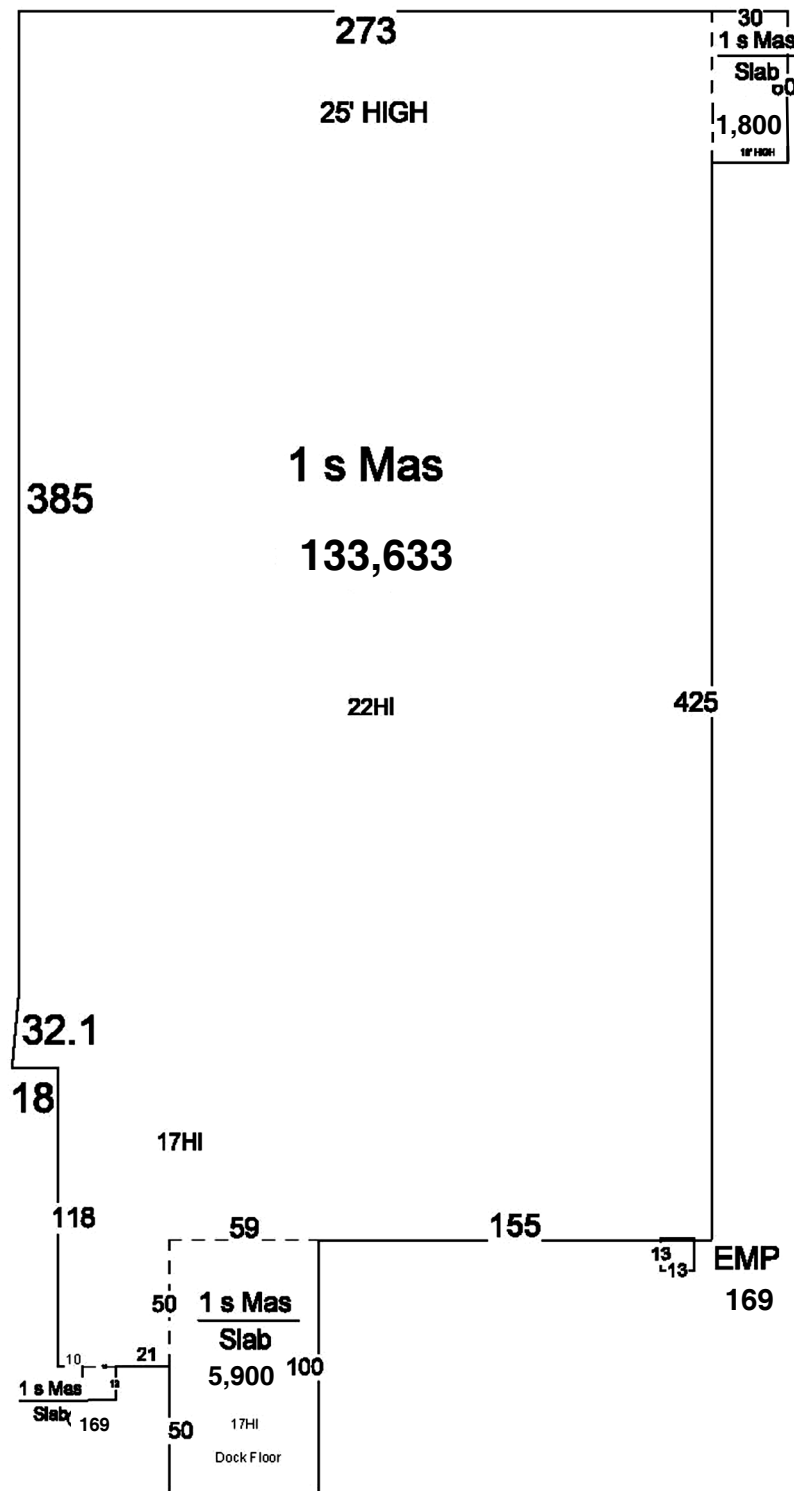
**Direct: 812.480.8100**

**Office: 812.473.6677**

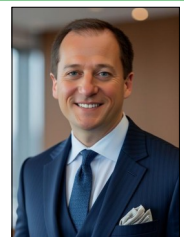
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**1700 Lynch Road**  
*EVANSVILLE, IN 47711*

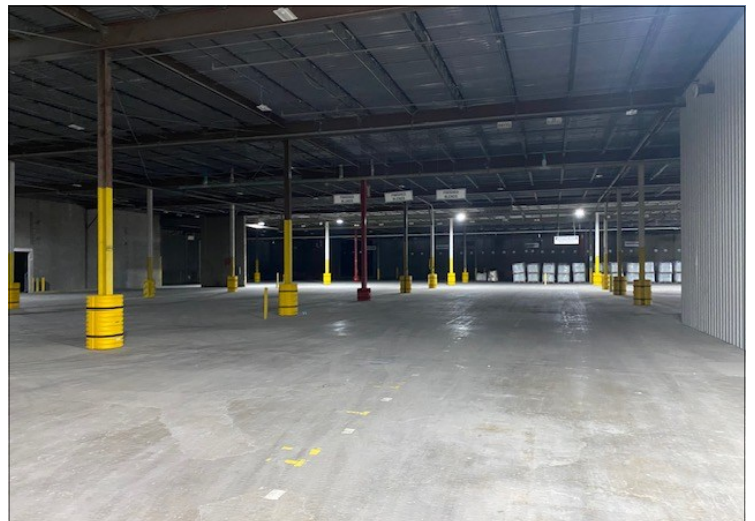
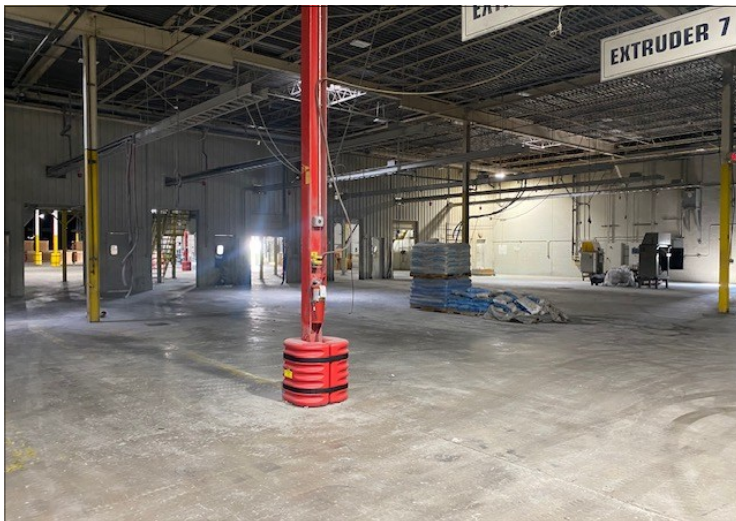
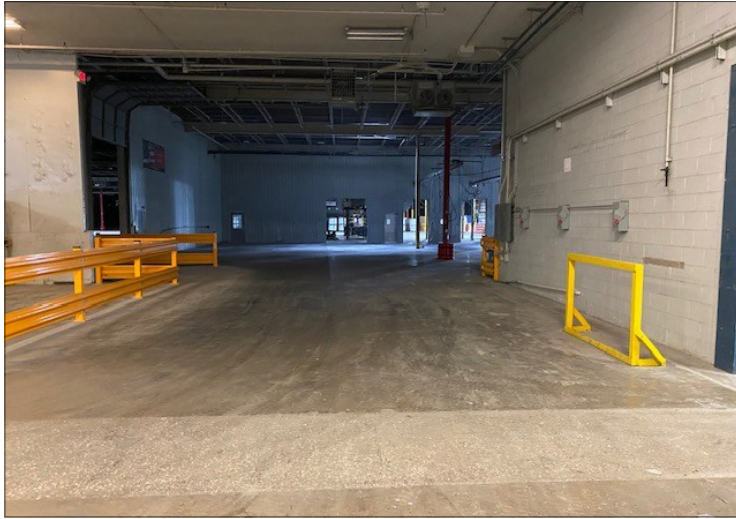
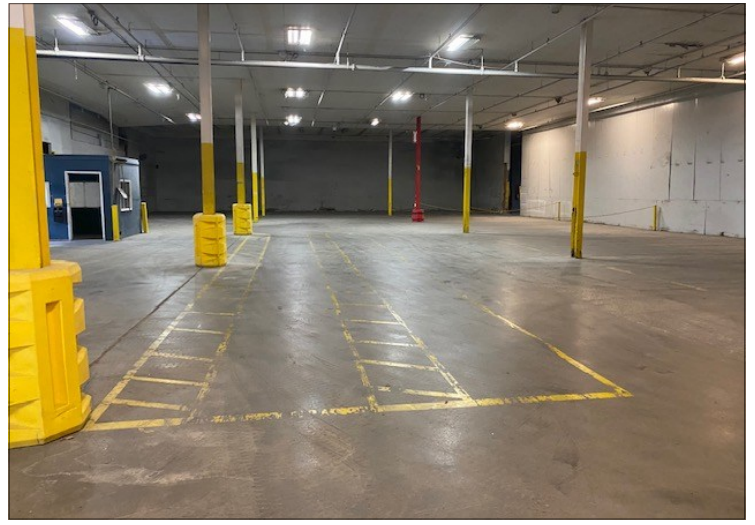
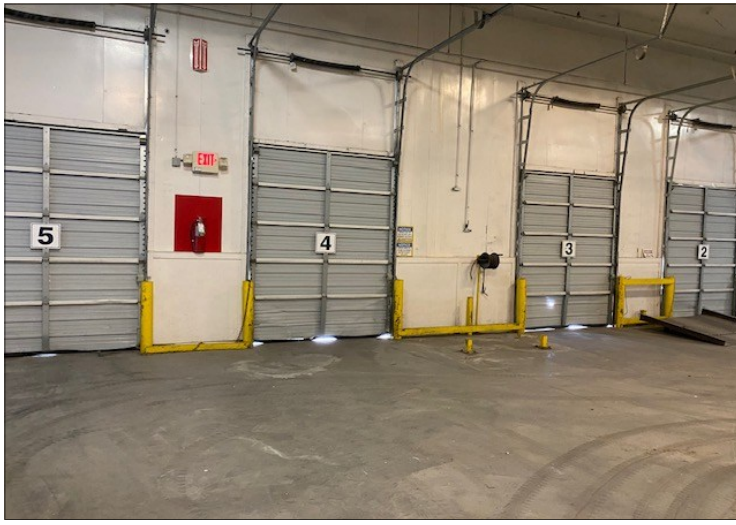


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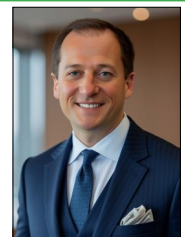
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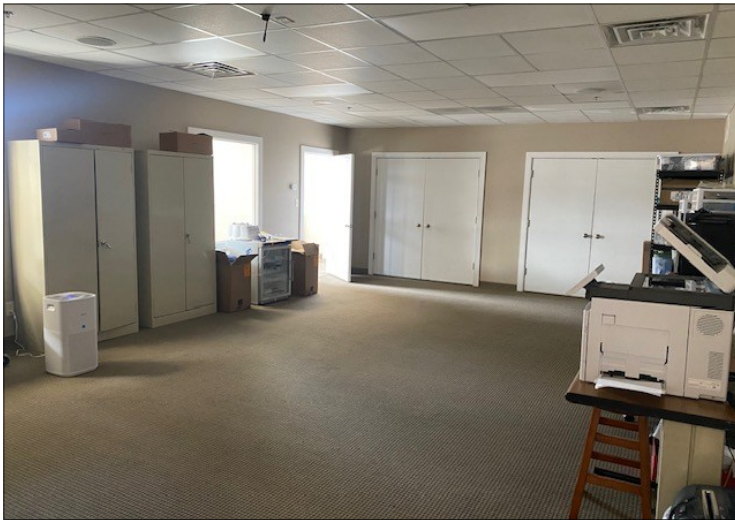


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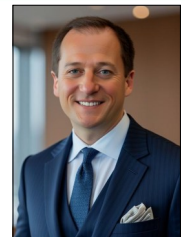
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