



AVAILABLE

209 S Elliott Street

Evansville, IN 47713



• Lease Price:	\$6.00/SF/NNN	• # of Parking Spaces:	Ample
• NNN Charges:	\$1.56/SF	• Ext. Construction:	Metal
• Total SF:	4,500 SF	• Roof:	Metal
Warehouse SF:	4,000 SF	• Floor:	Concrete
Office SF:	500 SF	• # of Restrooms:	One
• Year Built:	1981	• Water/Sewer:	City
• Zoning:	M-1	• Current Use:	Machine Shop
• Ceiling Height:	14'	• Showing:	Contact Listing Broker
• Drive-in Doors:	Four - 10' OHD One - 12' OHD	• Location:	Between Governor & Garvin Streets

Centrally located warehouse building with small office. The building is fully heated and cooled and would make a great shop for any service type uses or many other business types. The building is wide open with 5 overhead garage doors. Ample parking on site and easy access to the Lloyd Expressway and Hwy 41. This is a sublease thru March 31, 2027.

For more information, contact:

Kyle Bernhardt, Broker

Direct: 812.455.7577 • Office: 812.473.6677 • KyleBernhardt@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

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

