



**AVAILABLE**

# 209 S Elliott Street Evansville, IN 47713



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

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