

Industrial For Sale



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

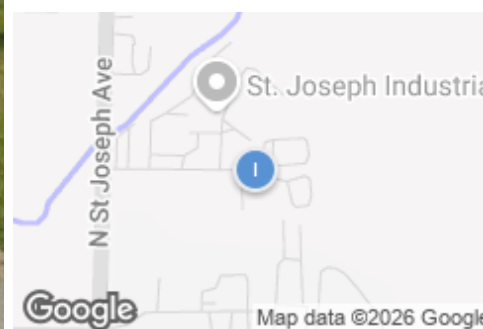
West Side Industrial

2214 Saint Joseph Ind Park Dr, Evansville, IN, 47720

Industrial: Mixed Use For Sale

Prepared on January 08, 2026

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Flex/R&D
Total Available Space	10,000 SF
Asking Price	\$695,000
Listing Price Per SF	\$69.50
Cap Rate (Actual)	-
Vacant	No
Available Date	Now
Days On Market	219 days
Date Listed	6/03/2025
Last Modified	1/08/2026

Listing ID	42709480
Electric Service	Yes
Clear Height	20 ft
Ceiling Height	-
Dock High Doors	Not present
Grade Level Doors	3
Parking Spaces	15
Water	Yes
Sanitary Sewer	Yes

Description

Steel Construction 10,000 SF Warehouse (6421 SF of warehouse space, 3579 SF of office space)

Rare west side find located in St. Joseph Industrial Park on a quiet Cul-de-Sac with 20' ceilings, M-2 zoning, (2) 5 ton cranes with hoists and 3 OH doors sitting on 3.03 acres.

- OH Doors:

18' x 14'

12' x 14'

8' x 12'

- Heavy electric 480-3ph/600 amp; 115/120v panels.

- 8000 SF currently occupied by a Printing Co. that can vacate 60 days after closing

- 2000 SF currently leased and expires in June 2026. Willing to stay. \$3000/mth, Gross Lease and have use of the 2 acres of lay down yard in the rear.

- Office Space:

1st floor (2): 512 SF & 1870 SF

2nd floor: 1200 SF

Property Features

Location Details

Address	2214 Saint Joseph Ind Park Dr, Evans...
Zoning	M-2
County	Vanderburgh

Parcels	02-210-02-777-001
Name	2214 Saint Joseph Ind Park Dr

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	10,000 SF
Land Size	3.03 Acres / 131,987 SF
Number of Buildings	1
Number of Floors	1
Year Built	1998
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Yard	Yes
Electricity	Yes
Clear Height	20 ft
Ceiling Height	-

Dock High Doors	Not present
Grade Level Doors	3
Rail Doors	Not present
Sprinklers	-
Industrial Space	6,421 SF
Office Space	3,579 SF
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes
Cranes	2
Crane Tonnage	5 Ton
Restrooms	2

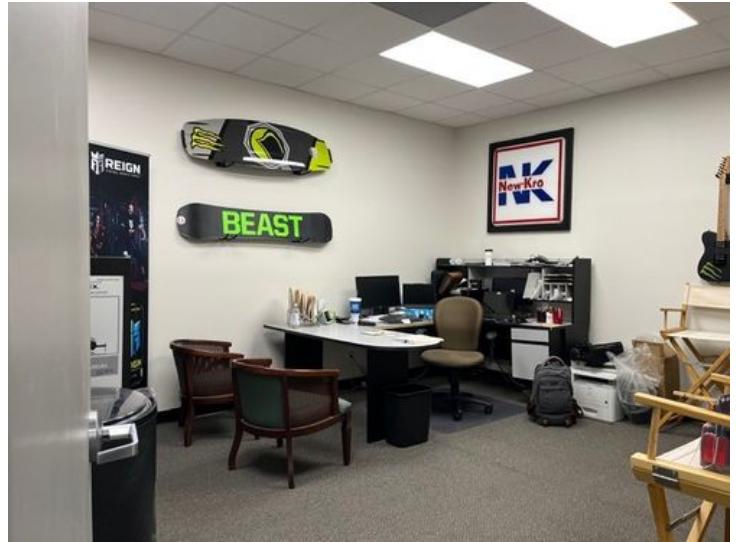
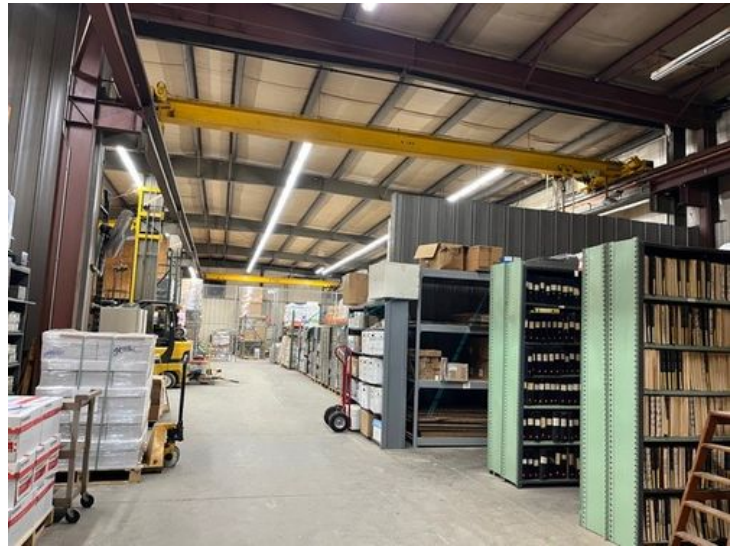
Property Listings

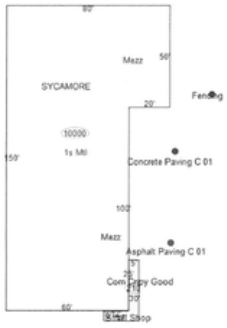
1 Listing | 10,000 SF | \$695,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	10,000 SF	\$695,000	Now	-	-	-	-	-	-

Additional Photos







Contact



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