

# Industrial For Sale

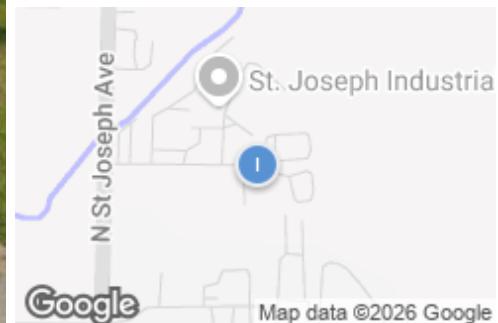
Woodward Commercial Realty, Inc.

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	<b>Flex/R&amp;D</b>	Listing ID	<b>42709480</b>
Total Available Space	<b>10,000 SF</b>	Electric Service	<b>Yes</b>
Asking Price	<b>\$695,000</b>	Clear Height	<b>20 ft</b>
Listing Price Per SF	<b>\$69.50</b>	Ceiling Height	-
Cap Rate (Actual)	-	Dock High Doors	<b>Not present</b>
Vacant	<b>No</b>	Grade Level Doors	<b>3</b>
Available Date	<b>Now</b>	Parking Spaces	<b>15</b>
Days On Market	<b>219 days</b>	Water	<b>Yes</b>
Date Listed	<b>6/03/2025</b>	Sanitary Sewer	<b>Yes</b>
Last Modified	<b>1/08/2026</b>		

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

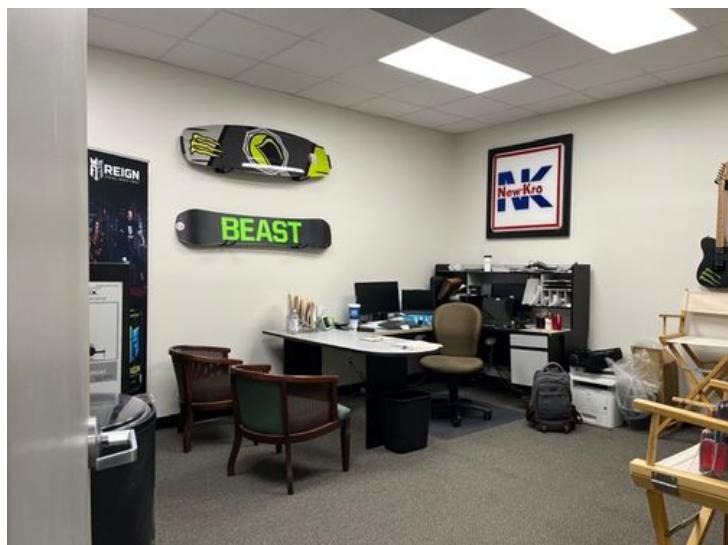
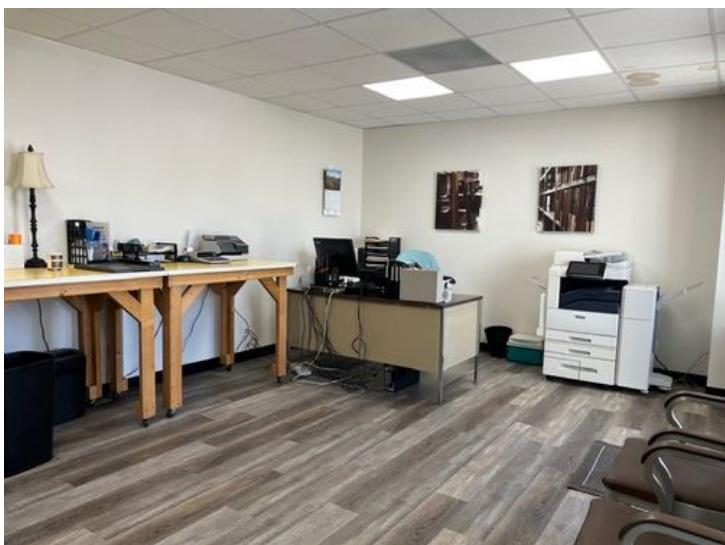
Dock High Doors	<b>Not present</b>
Grade Level Doors	<b>3</b>
Rail Doors	<b>Not present</b>
Sprinklers	-
Industrial Space	<b>6,421 SF</b>
Office Space	<b>3,579 SF</b>
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Natural Gas	<b>Yes</b>
Cranes	<b>2</b>
Crane Tonnage	<b>5 Ton</b>
Restrooms	<b>2</b>

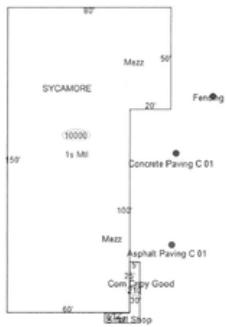
### Property Listings

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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