

5101 VOGEL RD, EVANSVILLE, IN 47715

FOR LEASE

± 45,077 SF - OFFICE / RETAIL / CALL CENTER / FLEX SPACE



5101 VOGEL RD, EVANSVILLE, IN 47715

AT&T CALL CENTER / FORMER SAM'S CLUB

- ▶ ±45,077 SF Available FOR LEASE
- ▶ Excellent Location and Access
- ▶ Ideal for Office, Call Center, Retail, or other Commercial Uses
- ▶ Inclusive of large open area, multiple private offices, meeting rooms, training rooms, café with indoor and outdoor seating, etc.

SEE BROKER FOR LEASE RATE AND TO SCHEDULE A TOUR



For More Information:

Greg J. Folz
 Woodward Commercial Realty, Inc
 gfolz@woodwardrealty.com
 812-708-0106

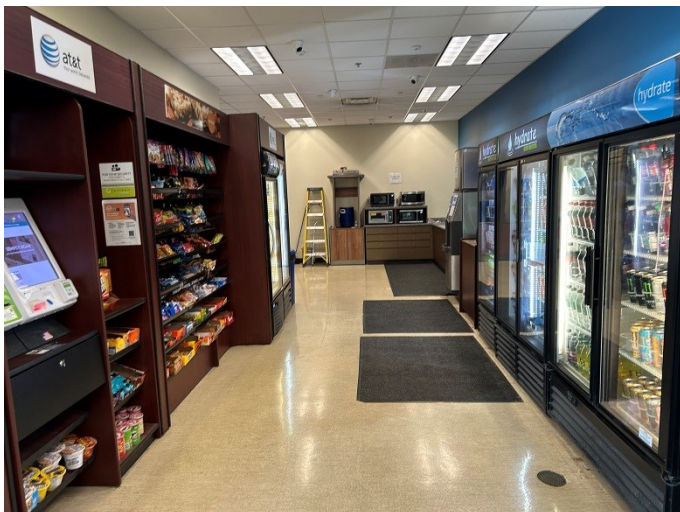


COMMERCIAL > AVAILABLE

PROPERTY OVERVIEW

5101 VOGEL ROAD, EVANSVILLE, IN 47715

Available Space:	45,077 SF
Building Size:	102,517 SF
Load Factor:	1.196
Ceiling Height:	24' (above drop ceiling)
Total Parking Spaces:	711
Parking Ratio:	6.93 per 1000 SF
Zoned:	C-4
Land Size:	10.64 acres
Fire Suppression:	Yes
Drive-in Doors:	5
Year Built/Renovated:	1986/2007
Construction:	Steel / Block
Location:	Between Green River and Burkhardt
Vending/Café:	Yes
Conference/Training Rooms:	Yes
Furniture/Cubicles:	Negotiable
Real Estate Taxes:	\$2.87/SF
Parcel ID:	82-06-24-014-140.002-027

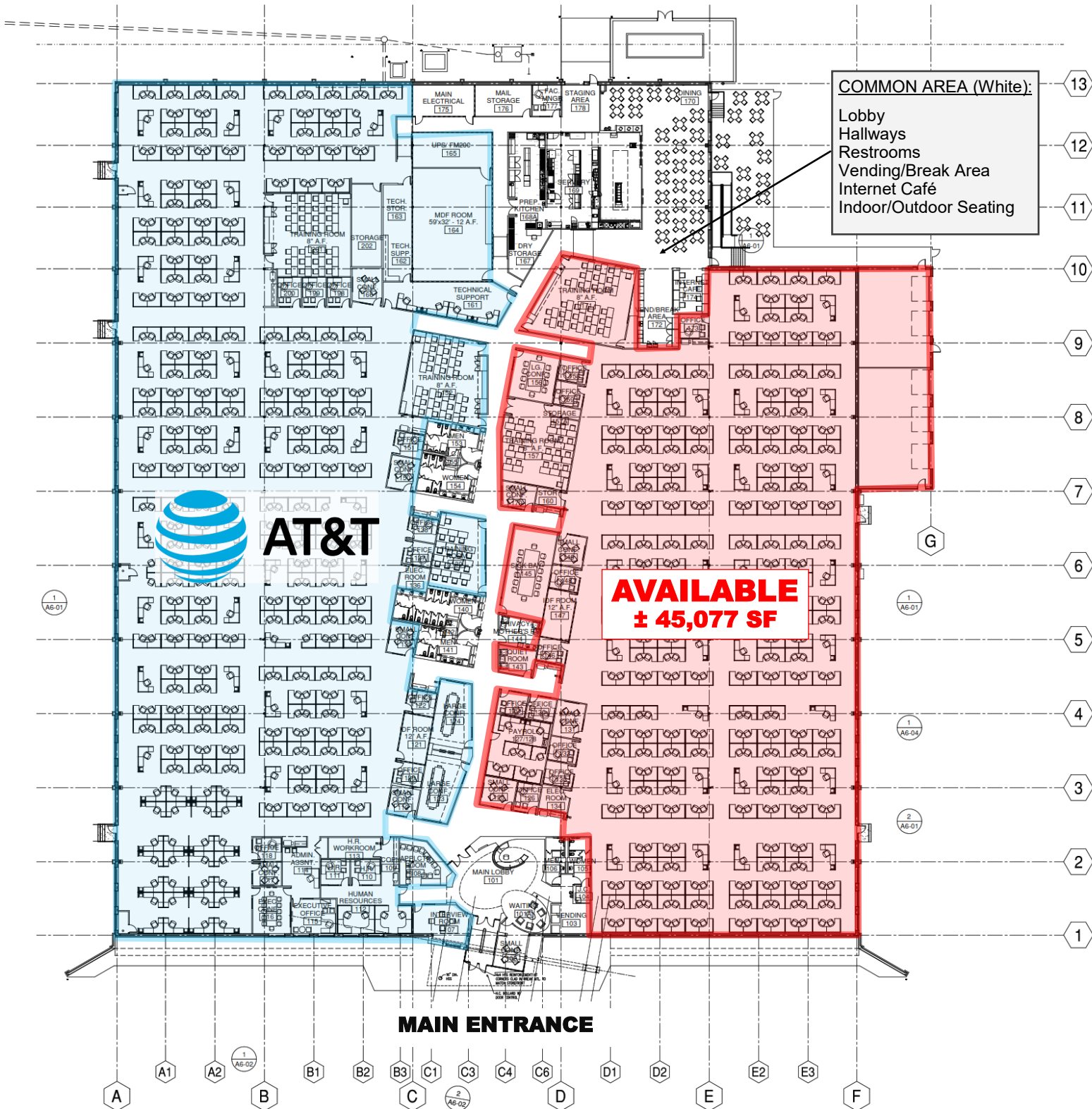


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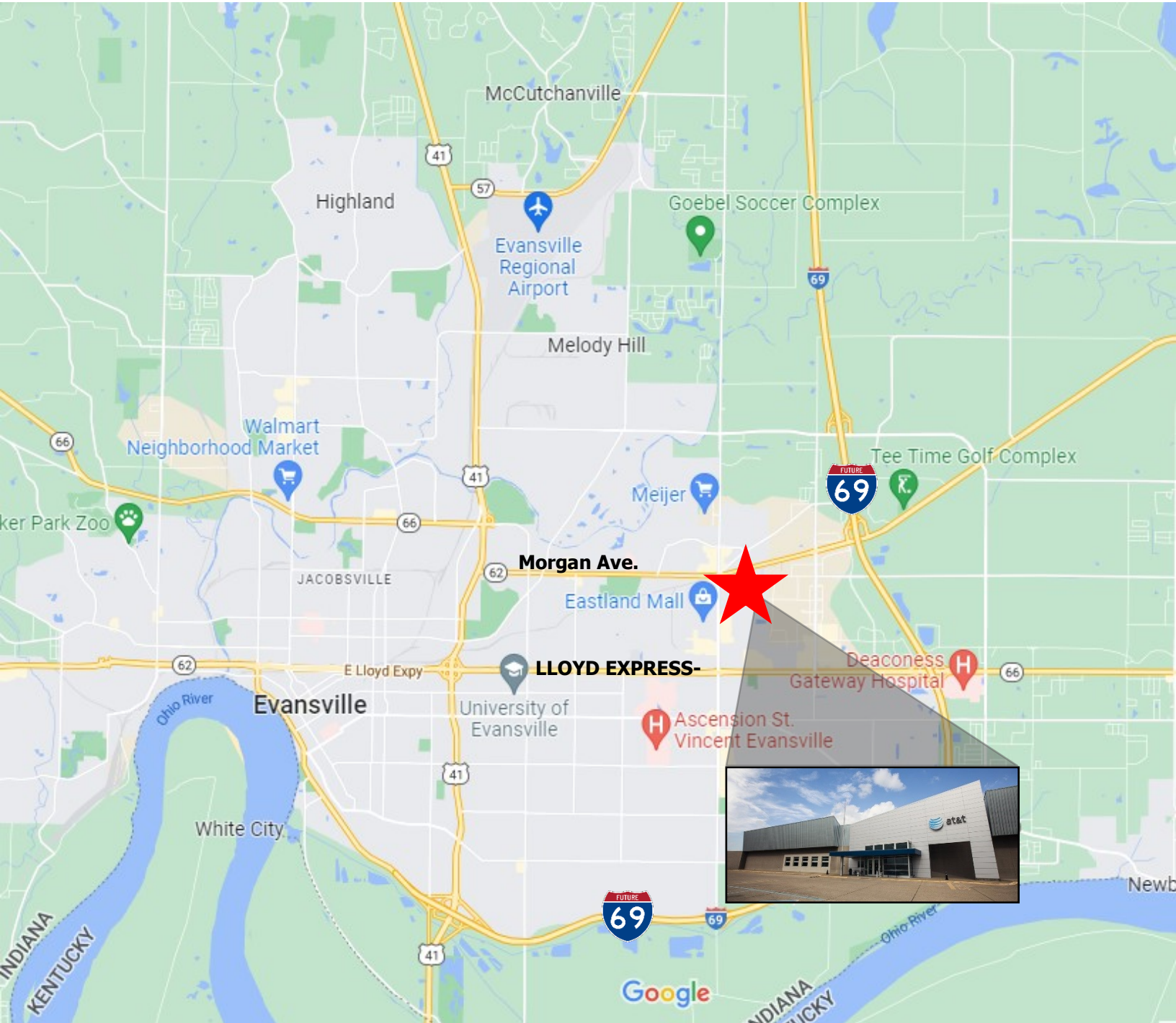
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EVANSVILLE — EAST SIDE AERIAL MAP



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LOCATION MAP



MARKET OVERVIEW— EVANSVILLE / SOUTHWEST INDIANA



Evansville, Indiana

Distance to:

Louisville	115 mi
Nashville	150 mi
Saint Louis	170 mi
Indianapolis	171 mi
Cincinnati	215 mi
Memphis	280 mi
Chattanooga	280 mi
Chicago	300 mi
Columbus, OH	320 mi
Atlanta	395 mi
Kansas City	415 mi
Detroit	475 mi
Dallas	750 mi

Why the *Evansville* region?

BIG ENOUGH TO PROVIDE ABUNDANT OPPORTUNITIES – SMALL ENOUGH TO STAND OUT.

The Evansville region is sized for success! Home to more than 8,000 businesses, the Evansville, IN region boasts several industry leaders in the health care, financial services, retail, manufacturing and service industries. **Berry Global, Koch Enterprises, Old National Bank, Atlas and Deaconess Health System** (just to name a few) top the list of our region's largest employers who continue to grow here.

As a region, we're focused on talent attraction and telling Evansville's story far and wide (We'd say we're one of the best kept secrets, but it's clear we're not THAT much of a secret anymore!)

TALENT

The Evansville Region's future is bright. With growing career opportunities (outpacing many areas of the Midwest,) top-performing schools and universities that punch above their weight in quality and value, it's no surprise that young professionals look to Evansville as a great place to start a career and build a life! At E-REP, we want our brightest minds to stay and grow in the region and have joined government and education leaders in workforce and career paths development.



[VISIT EREP WEBSITE](#)

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