



**F.C. Tucker
Commercial**

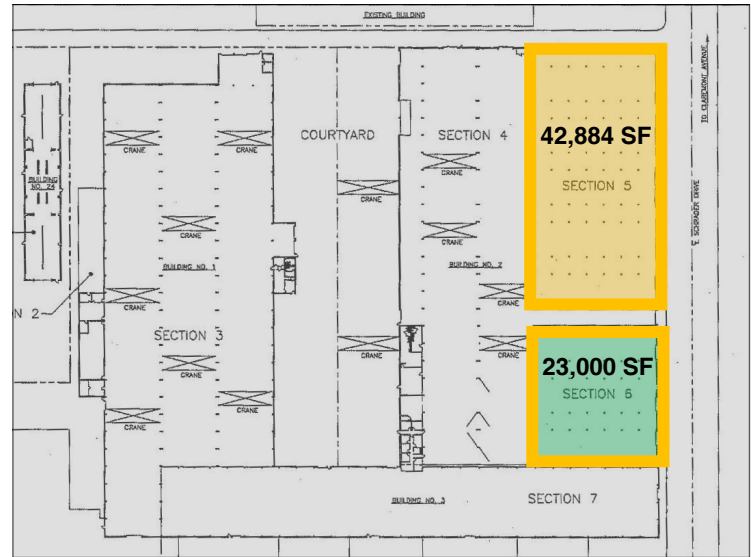
23,000 SF

AVAILABLE

703 Schrader Drive

EVANSVILLE, IN 47712

**7 CRANES - NEW DOCK
HEAVY ELECTRIC - SPRINKLED**



- | | | | |
|-------------------------------|----------------------------------|--------------------------|---|
| • Lease Price: | \$6.00 / SF / NNN | • Ext. Constr.: | Steel-Block |
| • NNN Charges: | \$1.00 / SF | • Roof: | Rubber, New |
| • Available WH SF: | 23,000 SF | • Interior Walls: | Block-Steel |
| • Zoning: | M-3 | • Sprinkler: | Wet, High Density |
| • Ceiling Height: | 20' | | Group A Plastics |
| • Docks: | 1 - New Nordock, Interior | • Electric: | 480 Volt, 3 Phase, 1,200 Amp |
| • Drive-in Doors: | 2 - 16' | • Water/Sewer: | City |
| • Cranes: | 6 - 3 Ton / 2 Over Dock | • Current Use: | Warehouse / Manufacturing |
| • Bay Cranes: | 1 - 5 Ton | • Showing: | Contact Listing Broker |
| • # of Parking Spaces: | Ample | • Location: | Claremont Avenue and Schrader Drive, West Side |
| • Floor: | Concrete | | |
| • Concrete Thickness: | 6' - 10' | | |

Fully Rehabbed. This is truly a one of a kind space with a new interior dock, 2 3-Ton Jib Cranes over the dock, 4 3-Ton Jib Cranes in the bays, 1 5-Ton Full Bay Crane. 277/480 Volt, 1,200 Amp. Can be combined with adjoining 42,884 SF.

For more information, contact:

Ken Newcomb, President/Broker

Direct: 812.204.4004 • **Office:** 812.473.6677 • KenNewcomb@FCTuckerCommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
812-473-6677 • Fax: 812-473-6684



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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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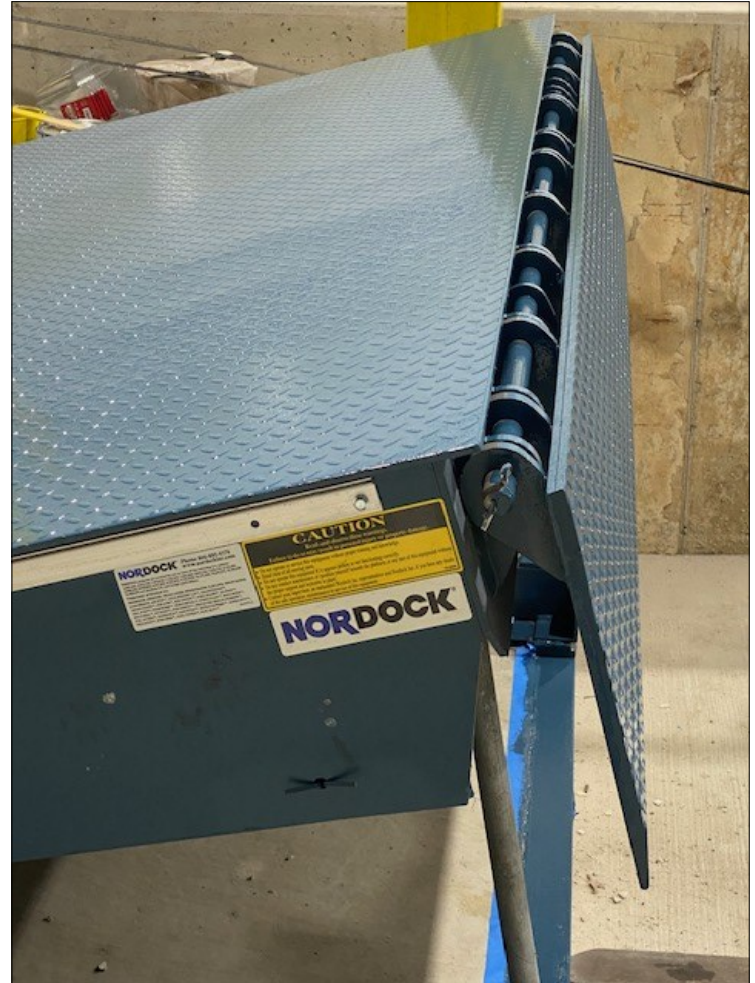
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NORDOCK INTERIOR DOCK

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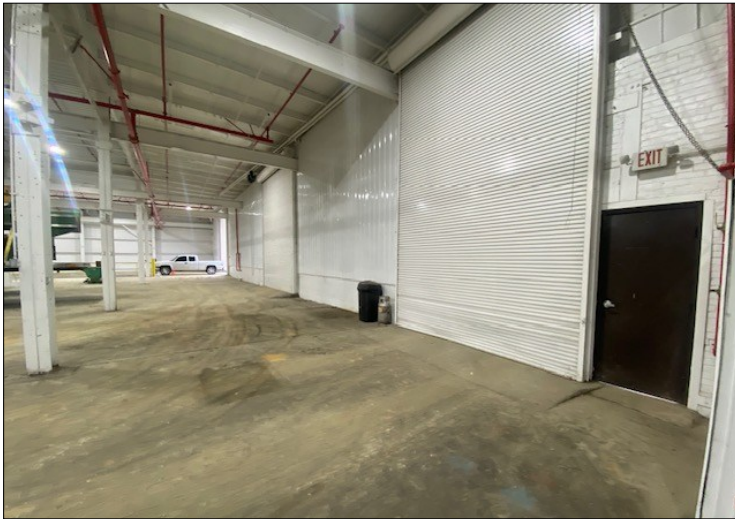
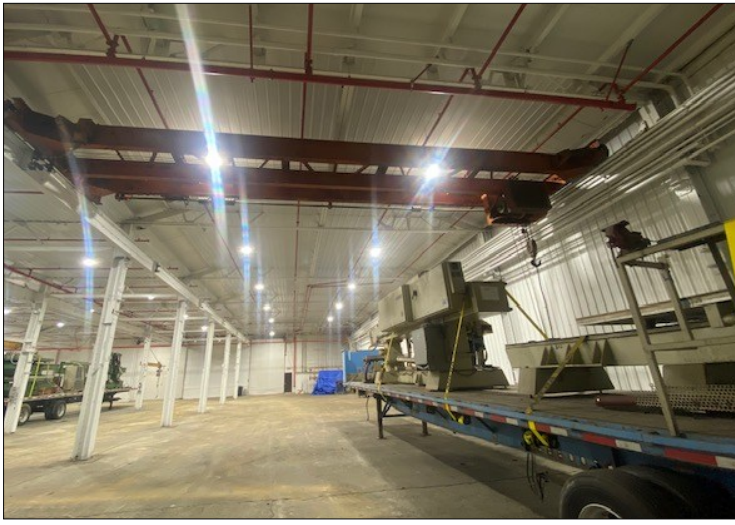


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