



23,000 SF

AVAILABLE

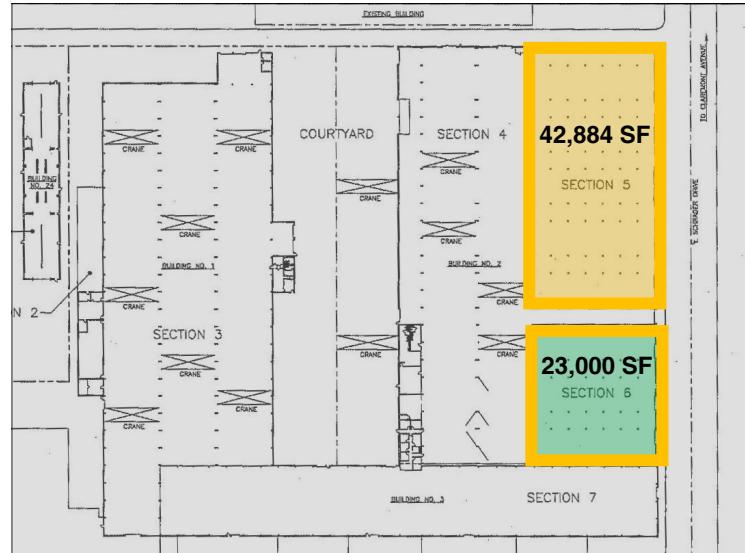
703 Schrader Drive
EVANSVILLE, IN 47712

**F.C. Tucker
Commercial**

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



Boundary lines are approximate



• 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 Group A Plastics
• Ceiling Height:	20'	• Electric:	480 Volt, 3 Phase, 1,200 Amp
• Docks:	1 - New Nordock, Interior	• Water/Sewer:	City
• Drive-in Doors:	2 - 16'	• Current Use:	Warehouse / Manufacturing
• Cranes:	6 - 3 Ton / 2 Over Dock	• Showing:	Contact Listing Broker
• Bay Cranes:	1 - 5 Ton	• Location:	Claremont Avenue and Schrader Drive, West Side
• # of Parking Spaces:	Ample		
• 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



FCTuckerCommercial.com

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.



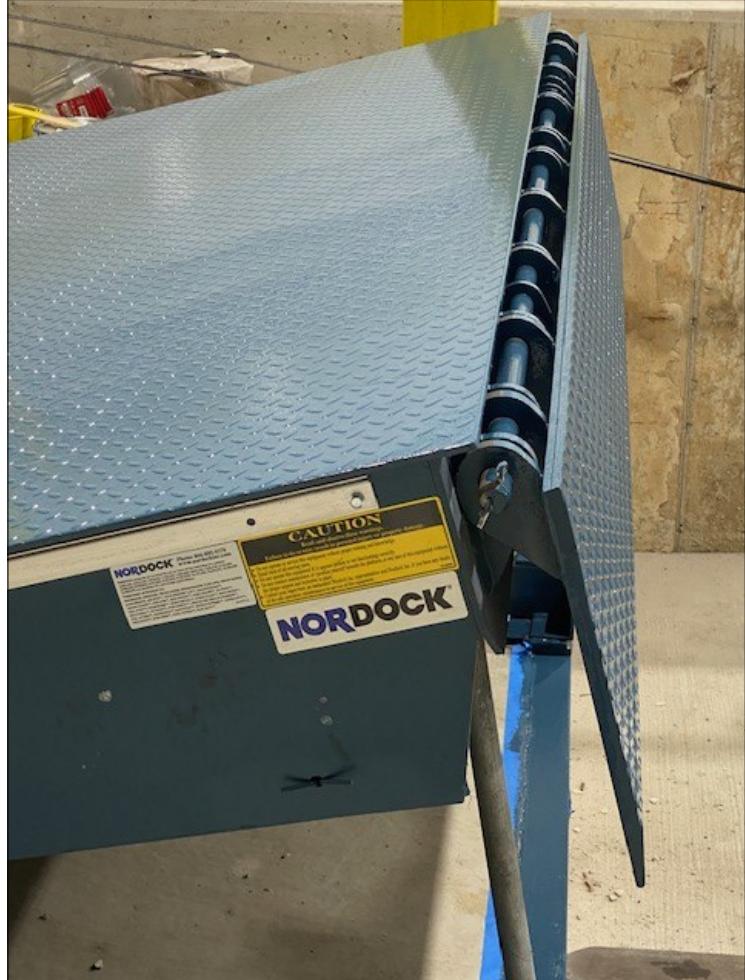
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NORDOCK INTERIOR DOCK

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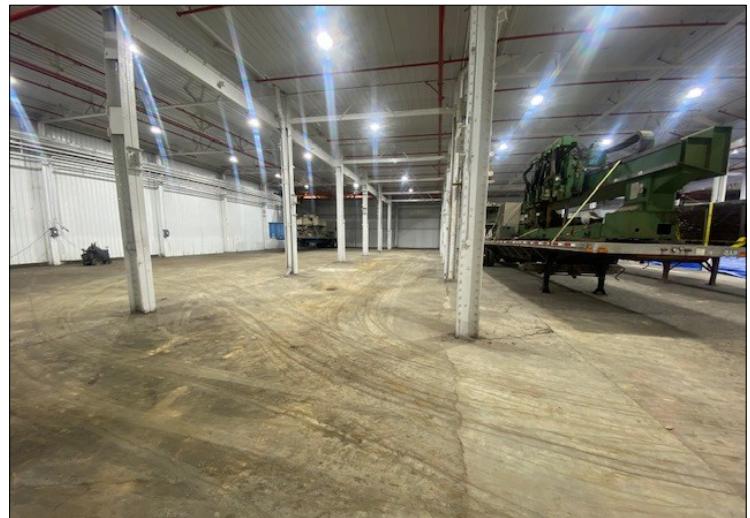
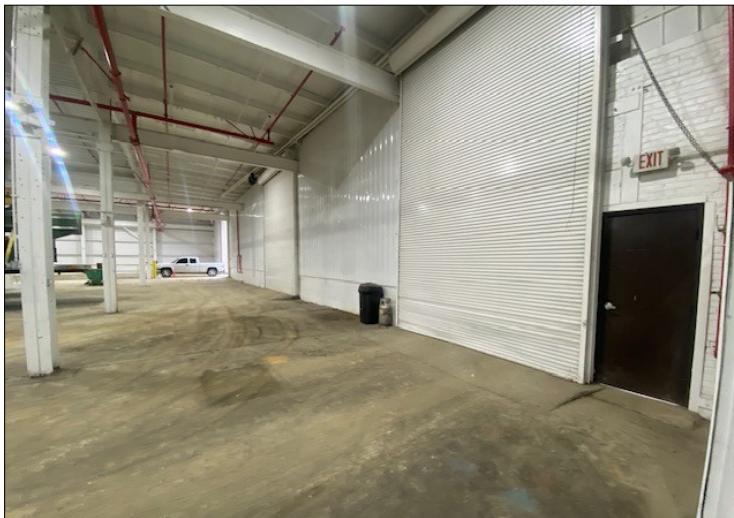
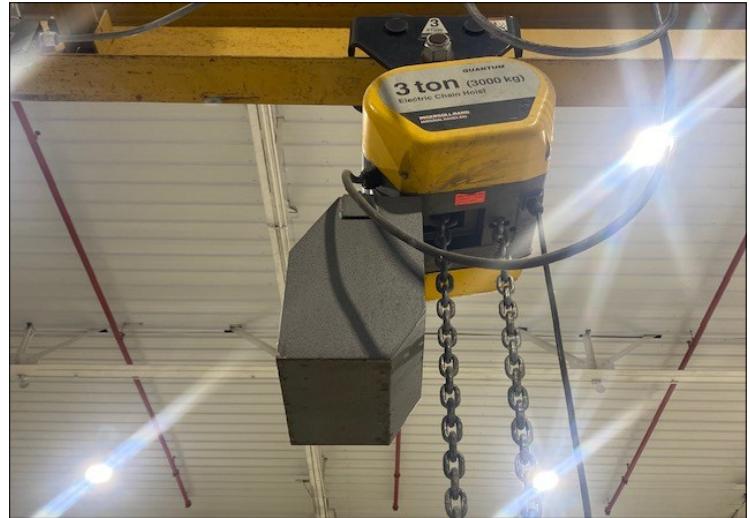
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