



**F.C. Tucker
Commercial**

AVAILABLE

955 E Diamond Avenue
EVANSVILLE, IN 47711

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- **Lease Price:** TBD / NNN
- **Total SF:** 135,930 SF
 - Prod. Warehouse SF: 128,960 SF
 - Office SF: 6,970 SF
- **Lot Size:** 6.95 Acres +/-
- **Year Built:** 1939 - 2000
- **Zoning:** M-2, C-4
- **Ceiling Height:** 12' - 18'
- **Docks:** 4 Docks
- **Drive-in Doors:** 2 Doors
- **Ext. Construction:** Brick, Block, Steel

- **Roof:** Rubber, Composite
- **Floor:** Concrete
- **# of Restrooms:** 6 Restrooms
- **Water/Sewer:** City
- **Current Use:** Vacant
- **Showing:** Contact Listing Broker
- **Location:** 4 Parcels Including:
 - 950 E Diamond Avenue
 - 954 E Diamond Avenue
 - 955 E Diamond Avenue
 - 2224 N Grand Avenue

Water filtration system, cooling tower, 1 air compressor, 2 silos (80,000 lbs. each). Air conditioned server room, 22 offices, conference room, cafeteria, front manufacturing area, new roof (4-6 years old), alarm system. Racking could be included. 480 Volt, 3-Phase throughout (multiple stations). LED lighting. 20' column spacing in manufacturing area. 40' column spacing in warehouse. North parking lot has 63 spots. West parking lot has 34 spots. Extra fenced lay down yard or additional parking. Under current remodel.

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
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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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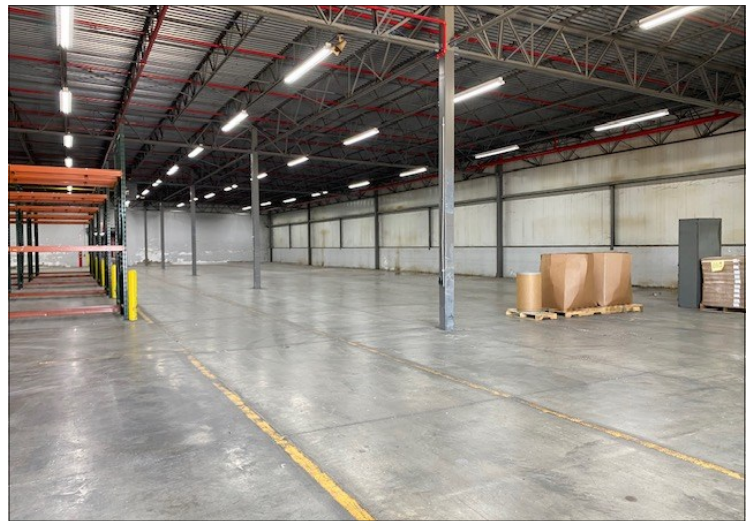


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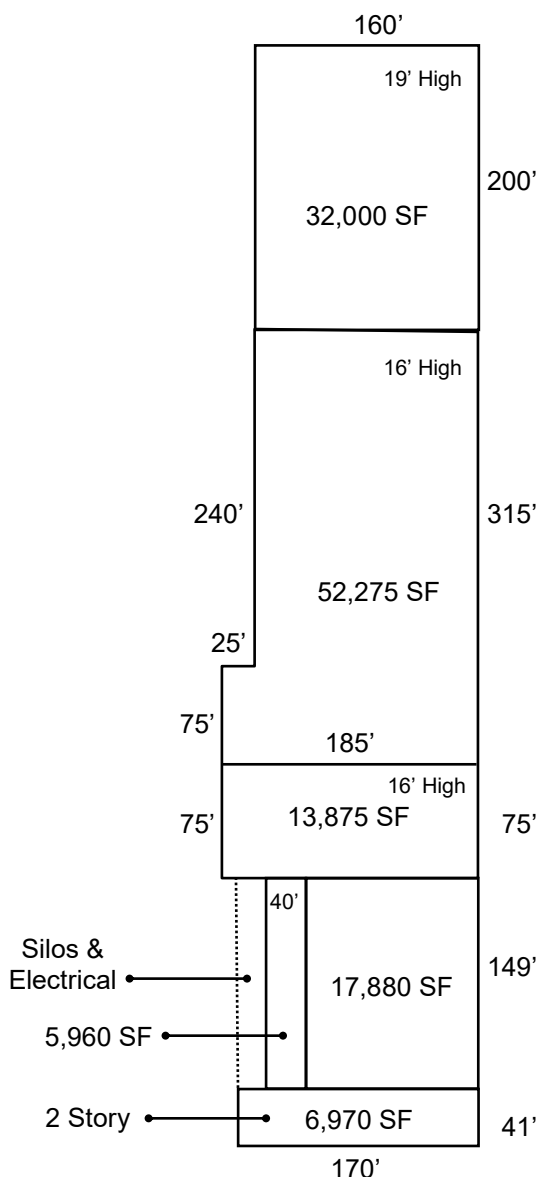


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