



**F.C. Tucker
Commercial**

AVAILABLE
1800 Lynch Road
EVANSVILLE, IN 47711



- **Lease Price:** \$4.95 / NNN
- **Available SF:** 51,398 SF
 - Warehouse SF: 48,282 SF
 - Office SF: 3,116 SF
- **Lot Size:** 7.254 Acres +/-
- **Year Built:** 1986
- **Zoning:** M-2
- **Ceiling Height:** 18' - 20' Clear Varies
- **Drive-in Doors:** 1
- **Docks:** 5
- **Silos :** 6 80,000 lbs each
- **# of Parking Spaces:** 23 +Trailer Storage
- **Ext. Construction:** Steel

- **Roof:** Membrane/Steel
- **Floor:** Concrete
- **Interior Walls:** Frame/Steel
- **Sprinkler:** Wet
- **Electrical:** Heavy Electric 480, 3-Phase
- **# of Restrooms:** 2
- **Water/Sewer:** City
- **Current Use:** Manufacturing
- **Taxes:** \$19,673.72 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** East of Highway 41
- **Adjacent Property:** 1700 Lynch Road
- **Additionally Available:** 141,333 SF

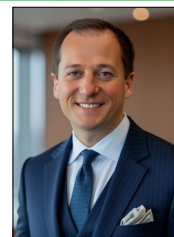
For More Information, Contact:

Aaron Kendall, CCIM

Direct: 812.480.8100

Office: 812.473.6677

AK@fcte.com



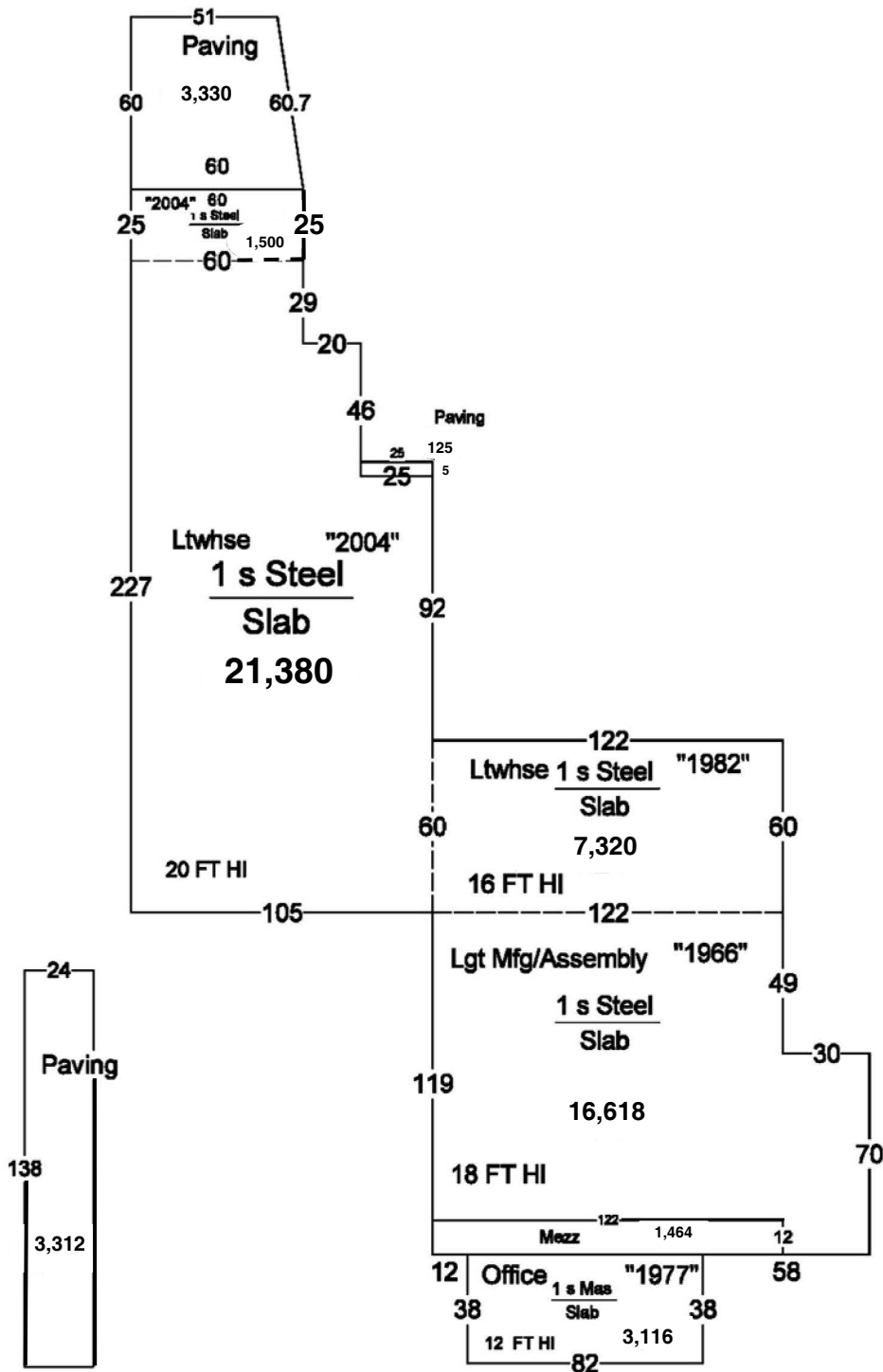
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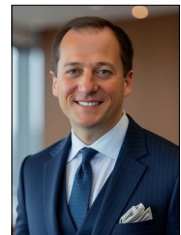
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