

# Industrial For Sale



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

## Industrial Offices & Warehouse

2720 Colonial Gardens Rd, Evansville, IN, 47715

Industrial: Warehouse/Office For Sale

Prepared on September 17, 2024

1 of 1 Listings



### Listing Details | Industrial For Sale

Total Available Space	<b>6,040 SF</b>
Asking Price	<b>\$515,000</b>
Listing Price Per SF	<b>\$85.26</b>
Cap Rate (Actual)	-
Vacant	<b>No</b>
Available Date	<b>Now</b>
Date Listed	<b>9/17/2024</b>
Last Modified	<b>9/17/2024</b>

Listing ID	<b>41087379</b>
Electric Service	<b>Yes</b>
Ceiling Height	<b>15 ft</b>
Dock High Doors	<b>Not present</b>
Grade Level Doors	<b>3</b>
Parking Spaces	-
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>

### Description

Lease Expires 6/1/2026 - \$3,272/mth NNN

6,040 SF of Industrial Offices & Warehouse on Evansville's east side. Newly remodeled with 4 offices, kitchen, conference room and 2 restrooms. Entire warehouse (4760 SF) is heated, 2200 SF of warehouse is heated & cooled.

- Mezzanine for storage
- 3 bay doors
- Zoned: M-1
- Taxes: \$3,641/Yr
- Ins: \$1,800/Yr

### Property Features

#### Location Details

Address	<b>2720 Colonial Gardens Rd, Evansville...</b>
Zoning	<b>M-1</b>
County	<b>Vanderburgh</b>

Parcels	<b>04-043-05-162-001</b>
Name	<b>2720 Colonial Gardens Rd</b>
Nearest MSA	<b>Evansville</b>

## Building Details

Sub Type	<b>Warehouse/Office</b>
Building Status	<b>Existing</b>
Building Size	<b>6,662 SF</b>
Land Size	<b>0.88 Acres / 38,333 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>
Year Built/Renovated	<b>1995, 2010</b>
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Single Tenant</b>
Yard	-
Electricity	<b>Yes</b>

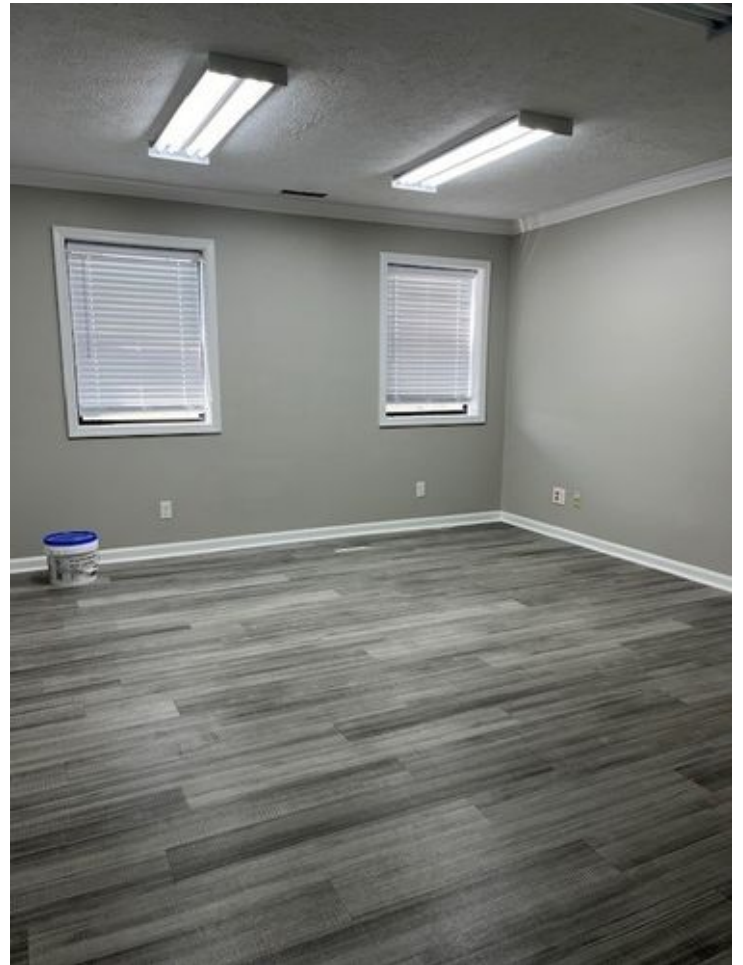
Ceiling Height	<b>15 ft</b>
Dock High Doors	<b>Not present</b>
Grade Level Doors	<b>3</b>
Rail Doors	<b>Not present</b>
Sprinklers	-
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Rail Service	<b>No</b>
Cranes	<b>0</b>
Rentable Space	<b>6,040 SF</b>

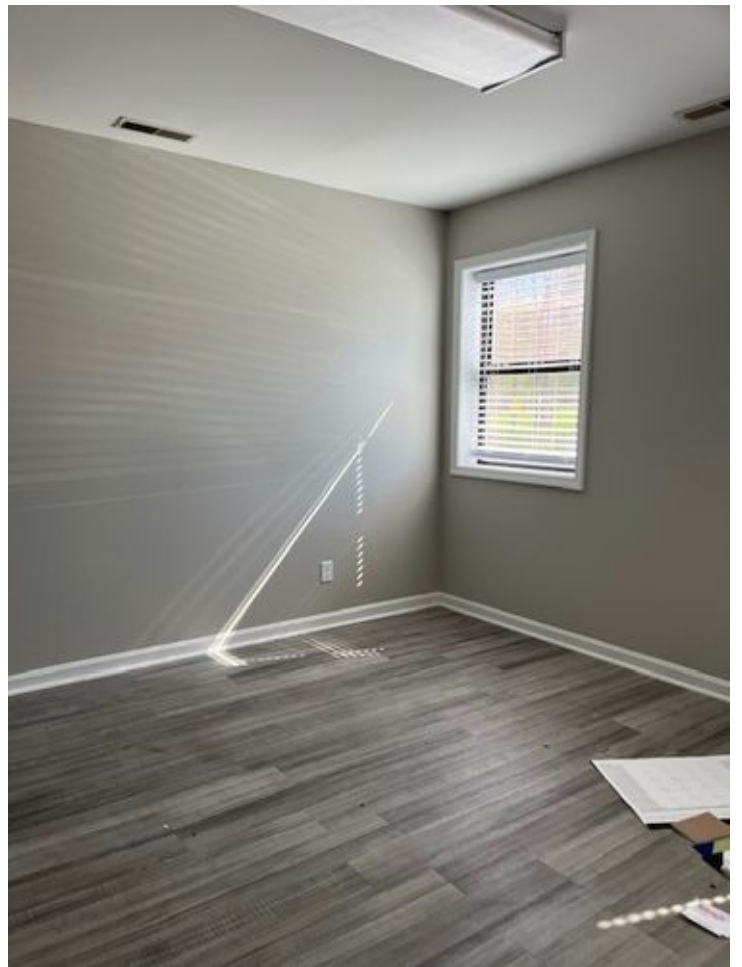
## Property Listings

1 Listing | 6,040 SF | \$515,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	6,040 SF	\$515,000	Now	-	3 GD	-	-	-

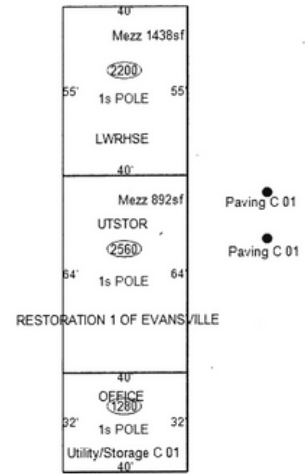
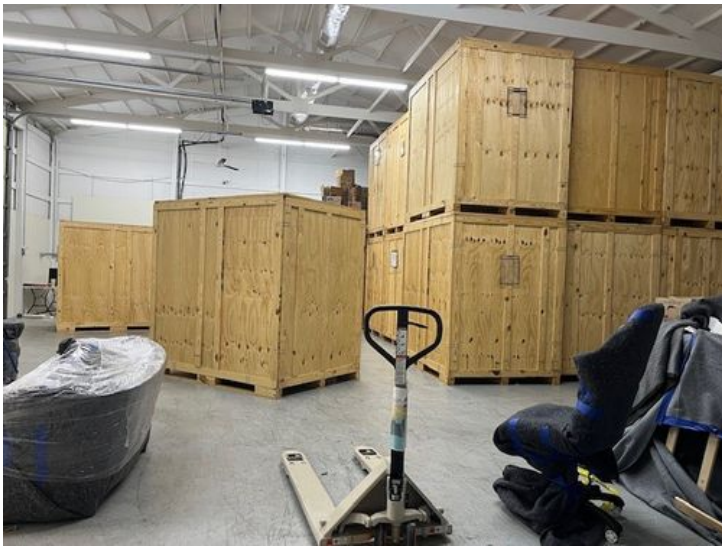
## Additional Photos











**Contact**



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