



**F.C. Tucker  
Commercial**

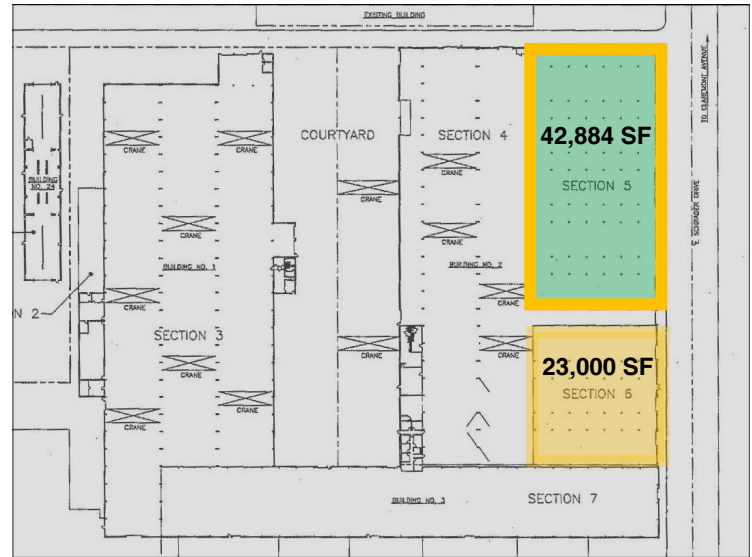
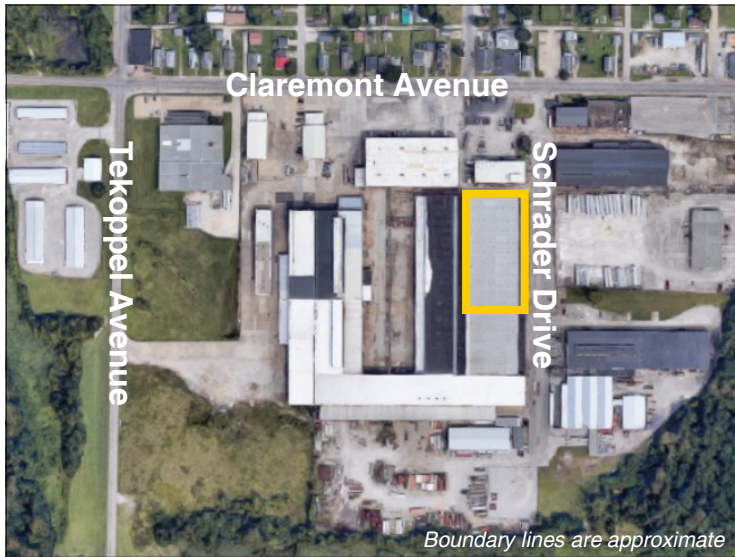
**AVAILABLE**

**701 Schrader Drive**

**EVANSVILLE, IN 47712**

**42,884 SF**

**ADJOINING 23,000 SF AVAILABLE**



- **Lease Price:** \$6.00 / SF / NNN
- **NNN Charges:** \$1.00 / SF
- **Available SF:** 42,884 SF
  - Warehouse SF: 42,784 SF
  - Office SF: 100 SF
- **Zoning:** M-3
- **Ceiling Height:** 20'
- **Docks:** 2 - Interior, Shared
- **Drive-in Doors:** 2 - 16'
- **# of Parking Spaces:** Ample
- **Floor:** Concrete
- **Concrete Thickness:** 6' - 10'

- **Ext. Constr.:** Steel-Block
- **Roof:** Rubber, New
- **Interior Walls:** Block-Steel
- **Sprinkler:** Wet, High Density Group A Plastics
- **Electric:** 480 Volt, 3 Phase
- **Restrooms:** 1
- **Water/Sewer:** City
- **Current Use:** Warehouse
- **Showing:** Contact Listing Broker
- **Location:** Claremont Avenue and Schrader Drive, West Side

**New Roof, Lighting, Sprinkler, and Interior Paint. Fully Renovated. Can be combined with adjoining 23,000 SF.**

**For more information, contact:**

**Ken Newcomb**, President/Broker

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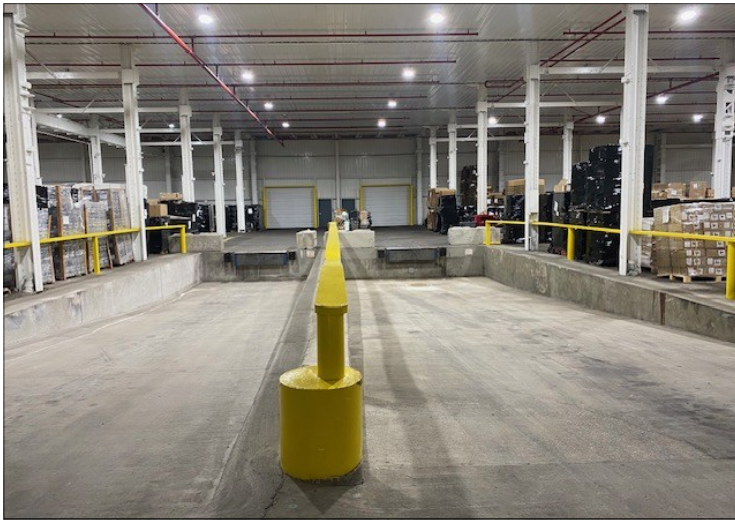
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