



F.C. Tucker
Commercial

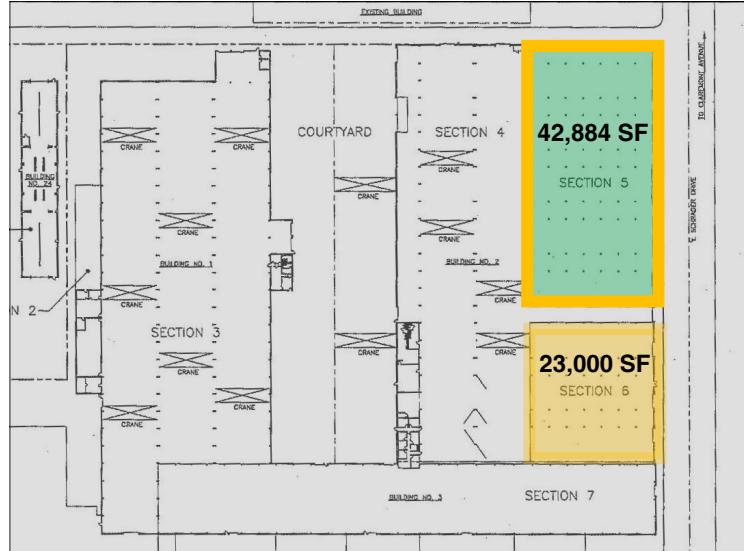
42,884 SF
ADJOINING 23,000 SF AVAILABLE

AVAILABLE

701 Schrader Drive
EVANSVILLE, IN 47712



Boundary lines are approximate



- **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

Direct: 812.204.4004 • **Office:** 812.473.6677 • KenNewcomb@FCTuckerCommercial.com

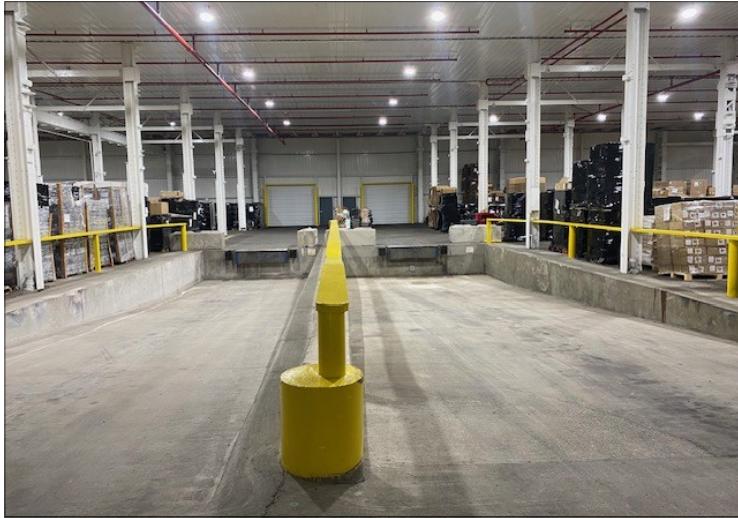


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