

AVAILABLE
Columbia Street Warehouse
820 E Columbia Street
EVANSVILLE, IN 47711
FOR SALE OR SUBLEASE



LONG TERM LEASE AVAILABLE

- **Sale Price:** \$9,000,000
- **Total SF:** 456,941 SF
 - Warehouse SF: 454,941 SF
 - Office SF: 2,000 SF
- **Lot Size:** 17.75 Acres +/-
- **Year Built:** 1909 / Remodeled 2018
- **Zoning:** M-3
- **Ceiling Height:** 18' - 24'
- **Parking:** Surface
- **Ext. Construction:** Steel / Block / Brick
- **Roof:** New / Composite / Metal
- **Floor:** Concrete
- **Sprinkler:** Wet
- **Front Docks:** 21 Dock Stations with Upgraded Docks
- **Rear Docks:** 2 Docks
- **Drive-in Doors:** 3 Doors in Front
1 Door in Rear
- **Outside Storage:** Available / Fenced
- **Electric:** 3 Phase / 480 / 270
Numerous Transformers
- **Water / Sewer:** Yes
- **Taxes:** \$64,844.26 (2023 Pay 2024)
- **Showing:** Contact Listing Broker
- **Location:** E Columbia Street and N Evans Avenue

This multi-tenant building is conveniently located in the heart of Evansville. Close to local manufacturers and easy to access local highways and interstates. Located three blocks West of Highway 41. With 18' to 24' clear ceiling heights. Completely sprinkled with docks. New roof 2018-2019. New electrical upgrades for high density injection molding.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

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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.

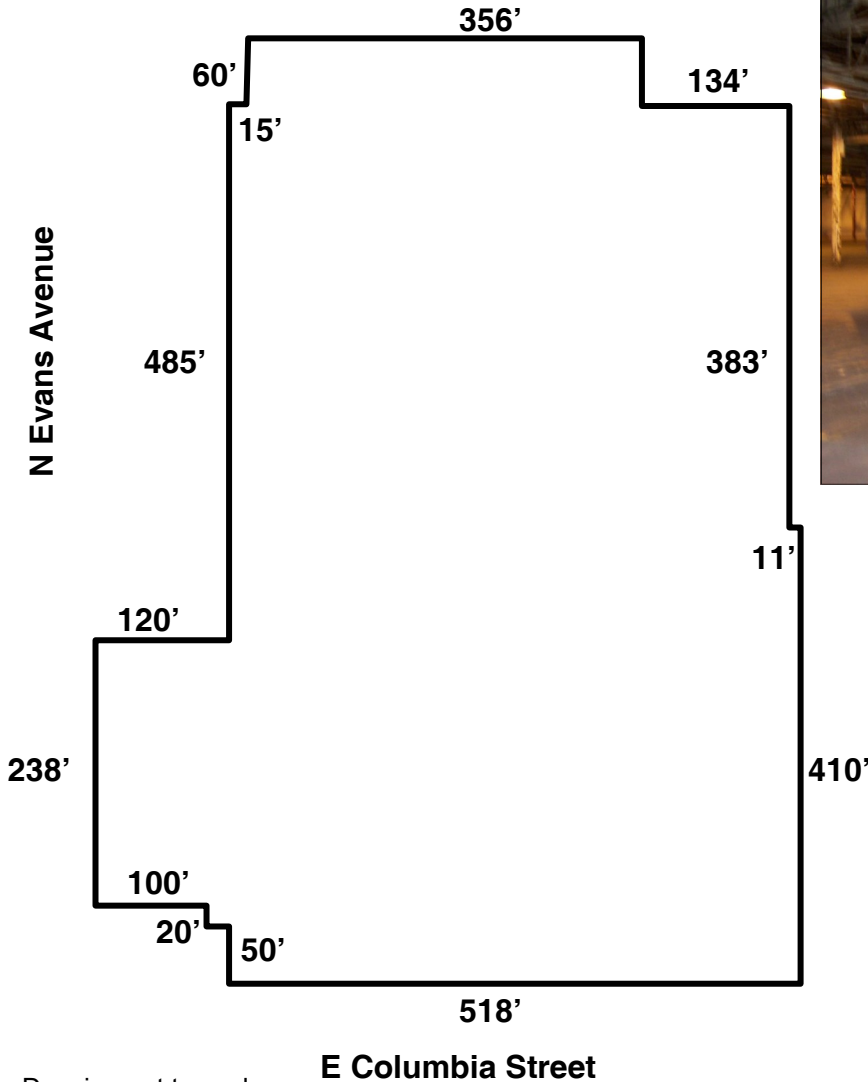


**F.C. Tucker
Commercial**

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Drawing not to scale.



- **Location:** 3 Parcels Including:
820 E Columbia Street
811 E Louisiana Avenue
917 N Evans Avenue

Tenant 1: 313,920 SF
Income through 12/30/2025
\$659,252 / Year

Tenant 2: 105,000 SF
Month to Month
\$148,740 / Year

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E Louisiana Street

N Evans Avenue

E Columbia Street

Boundary Lines are Approximate

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