

Industrial For Sale



Woodward Commercial Realty, Inc.

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

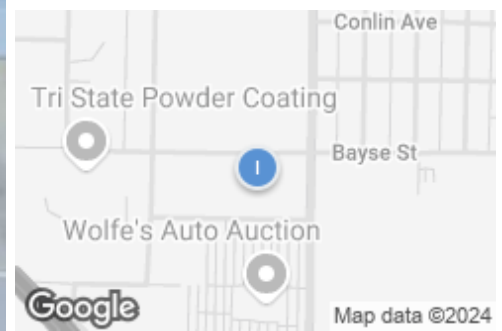
Income Producing Warehouse

962 Neubling Avenue, Evansville, IN, 47713

Industrial: Mixed Use For Sale

Prepared on October 29, 2024

1 of 1 Listings



Listing Details | Industrial For Sale

Total Available Space	20,855 SF
Asking Price	\$985,000
Listing Price Per SF	\$47.23
Cap Rate (Actual)	-
Vacant	No
Available Date	Now
Days On Market	64 days
Date Listed	8/26/2024
Last Modified	10/29/2024

Listing ID	40987731
Electric Service	Yes
Ceiling Height	-
Dock High Doors	Not present
Grade Level Doors	5
Parking Spaces	15
Water	Yes
Sanitary Sewer	Yes

Description

INCOME PRODUCING

20,855 SF of Warehouse/Distribution space located off I-69, S. Kentucky Ave. and Hwy. 41 across from Wolfe's Auto Auction.

Property consists of 3 spaces (leased)

- Unit A (6,000 SF) \$2250/mth - Built 1978/Steel
*1 office, 1/2 bath, 1 bay, 400 amp/3 phase, 16' clear, gas & electric, LED high bay lighting, new TPO roof overlay within last 5 yrs, 5" concrete floors
- Unit B (7,775 SF) \$1800/mth - Built 1978/Steel
*1 office, 1/2 bath, 2 bays, 400 amp/3 phase, 16' clear, gas & electric, LED high bay lighting, new TPO roof overlay within last 5 yrs, 5" concrete floors
- Unit C (7,080 SF) \$2500/mth - Built 2019
*1 small office, 1/2 bath, 60x120, 400 amp/3 phase, 16' clear, spray foam in walls, R30 in ceiling, interior metal liner panels, gas & electric, main floor drain, LED high bay lighting, fenced yard, 2 OH

(16x16), 6" concrete floors

** Insurance: \$7,762

** Taxes: \$12,389

** Expenses: \$20,151

** Income: \$78,600

Property Features

Location Details

Address	962 Neubling Avenue, Evansville, IN, ...
Zoning	M-2
County	Vanderburgh

Parcels	11-790-33-061-005
Name	962 Neubling Ave.
Nearest MSA	Evansville

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	20,855 SF
Land Size	0.9 Acres / 39,204 SF
Number of Buildings	2
Number of Floors	1
Year Built/Renovated	-
Occupancy Type	Multi-tenant
Yard	-
Electricity	Yes

Ceiling Height	-
Dock High Doors	Not present
Grade Level Doors	5
Sprinklers	-
Water	Yes
Sanitary Sewer	Yes
Rail Service	No
Cranes	0
Number of Tenants	3

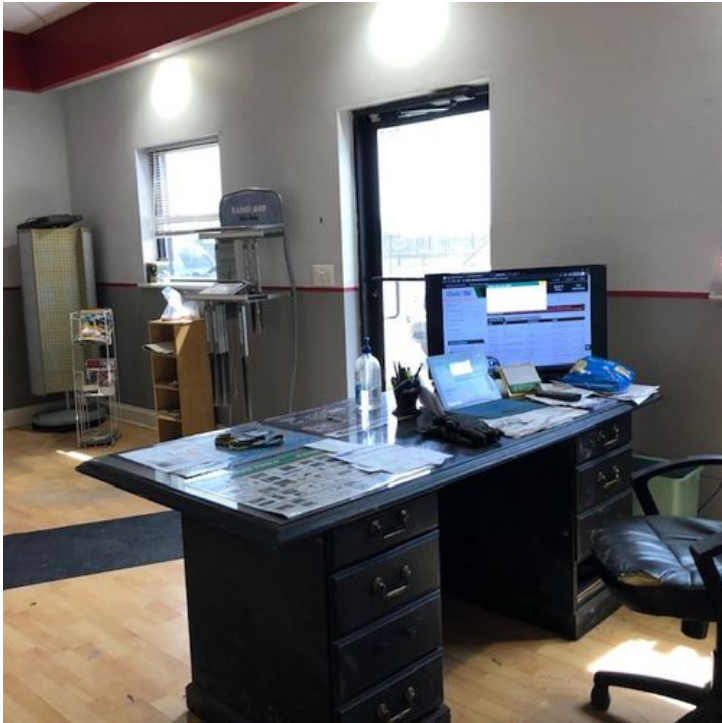
Property Listings

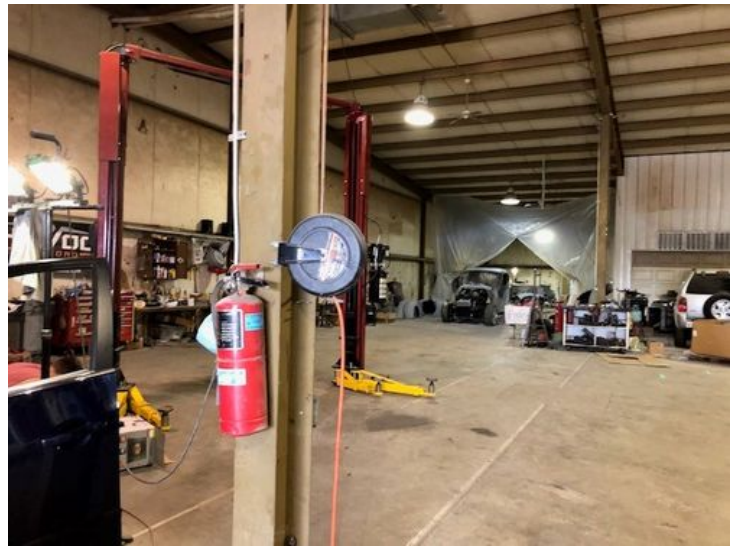
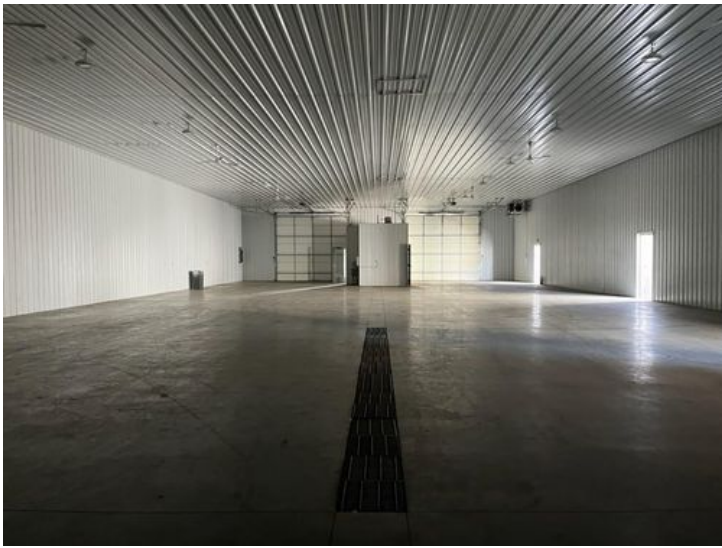
1 Listing | 20,855 SF | \$985,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	20,855 SF	\$985,000	Now	-	-	-	-	-

Additional Photos









Contact



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