



Property Highlights

- Access to US-41 & Interstate 69
- Rail access potential (subject to verification)
- Proximity to Evansville Regional Airport & key logistics infrastructure
- Ideal for manufacturing, warehouse, distribution, or flex use
- Ceiling height 25'-34'
- Electrical: 100 KVA
- Warehouse 80,575 SF
- Office 5,127 SF

Offering Summary

| | |
|-----------------------|----------------|
| Sale Price: | \$3,950,000 |
| Building Size: | 85,702 SF |
| Lot Size: | 172,933 SF |
| Price / SF: | \$49.59 |
| Zoning: | M-2 |
| Market: | Evansville, IN |

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1618 Lynch Rd, Evansville, IN 47711



Property Description

Positioned within Evansville's established industrial market, 1618 Lynch Rd offers a highly functional $\pm 85,702$ square foot single-building industrial facility situated on a $\pm 172,933$ square foot lot. Designed to support a wide range of manufacturing, warehousing, and distribution operations, the property provides excellent access to major transportation routes and local infrastructure.

The building features clear heights ranging from approximately 25' to 34', allowing for efficient racking, production, or bulk storage. Loading capabilities are well suited for high-volume operations, with 13 dock-high doors and 2 drive-in bays providing flexible shipping and receiving options. Zoned M-2, the property accommodates a variety of industrial uses and offers users or investors long-term flexibility. With its scale, functionality, and strategic Evansville location, this facility represents a strong opportunity for industrial users seeking a well-located asset with efficient logistics and room for operational growth.

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1618 Lynch Rd, Evansville, IN 47711

For Sale

85,702 SF | \$3,950,000
Industrial Space

Sale Price

\$3,950,000

Location Information

| | |
|------------------|----------------------|
| Building Name | 1618 Lynch Rd |
| Street Address | 1618 Lynch Rd |
| City, State, Zip | Evansville, IN 47711 |
| County | Vanderburgh |

Building Information

| | |
|---------------------------|-----------|
| Building Size | 85,702 SF |
| Occupancy % | 0.0% |
| Tenancy | Single |
| Number of Dock High Doors | 13 |
| Number of Drive in Bays | 2 |
| Ceiling Height | 34 ft |
| Minimum Ceiling Height | 24 ft |
| Office Space | 5,127 SF |
| Number of Floors | 1 |
| Year Built | 1964 |
| Gross Leasable Area | 85,702 SF |
| Construction Status | Existing |
| Warehouse % | 94.0% |
| Framing | Steel |

Property Information

| | |
|------------------|-------------------|
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Zoning | M-2 |
| Lot Size | 172,933 SF |
| APN # | 12-240-34-299-013 |

Parking & Transportation

| | |
|--------------------------|---------|
| Parking Type | Surface |
| Number of Parking Spaces | 105 |

Amenities

| | |
|--------------------|--|
| HVAC | Roof Mounted |
| Roof | Rubber Membrane |
| Landscaping | Grass, bushes, trees, and landscaping beds |
| Exterior Lighting | Pole Mounted Flood Lights |
| Foundation | Concrete |
| Exterior Walls | Concrete Block & Metal Panels |
| Warehouse Flooring | Smooth Concrete |
| Office Flooring | Vinyl tile & Commercial Grade Carpetting |
| Docks | 13 |

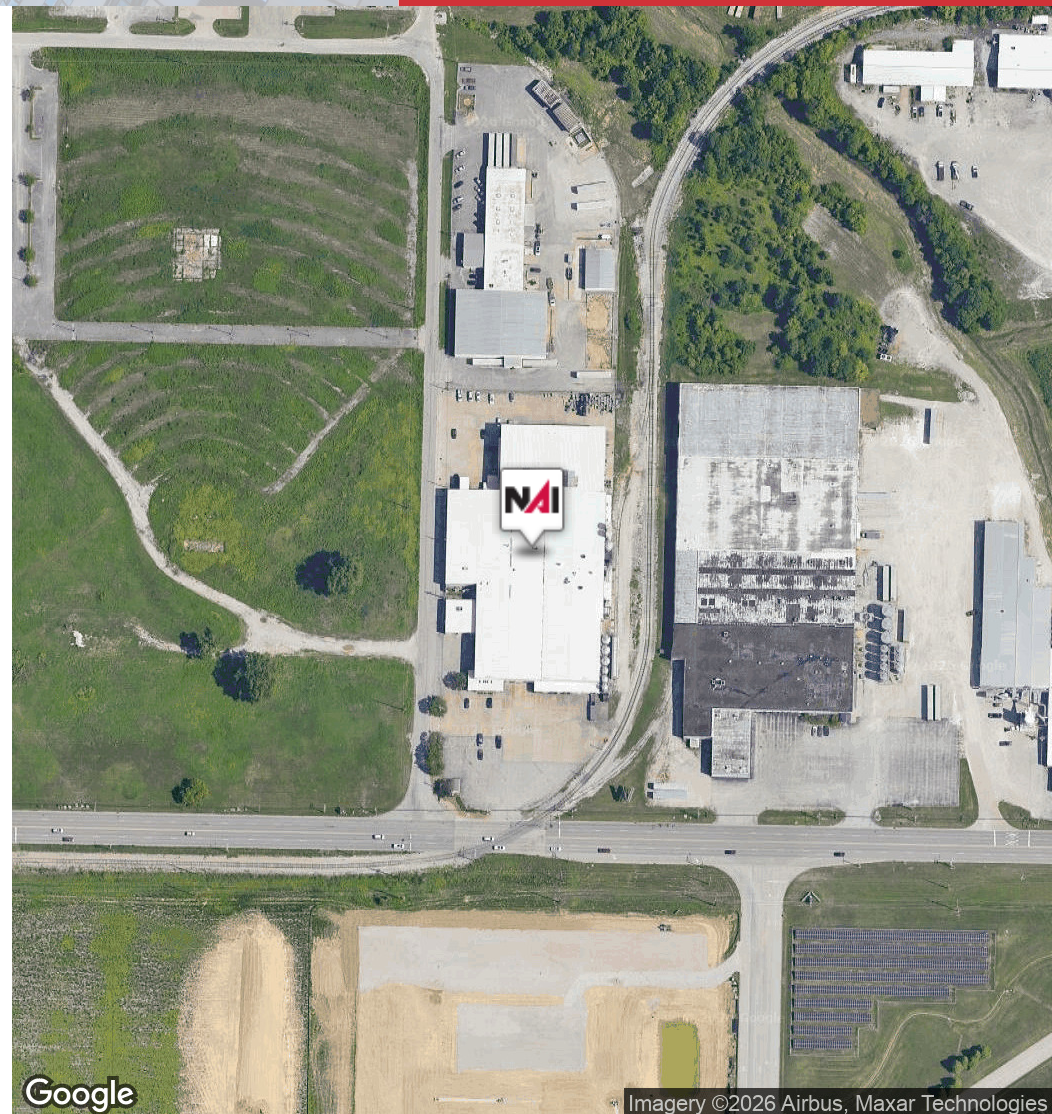
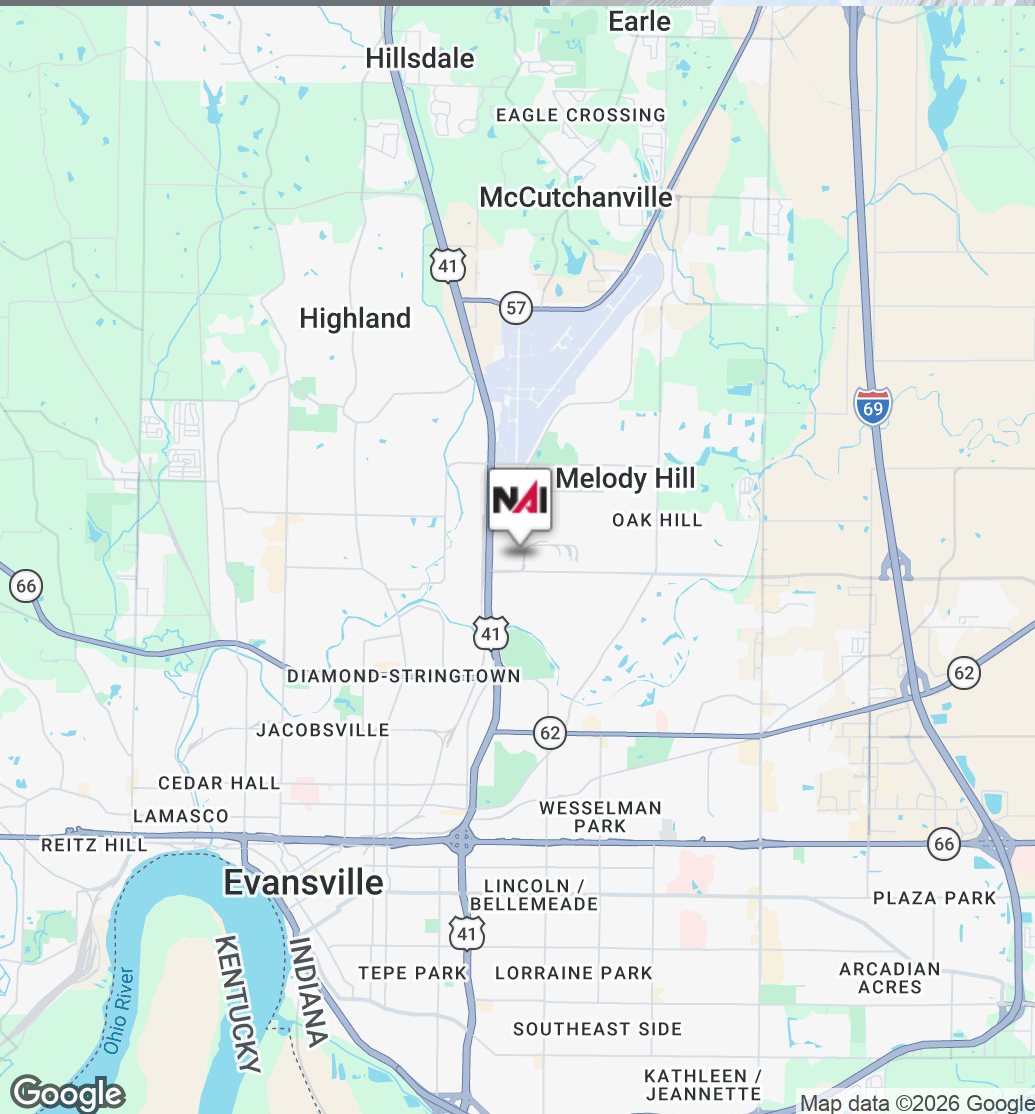
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