

# INDUSTRIAL FACILITY - FOR LEASE

## BASDEN WAREHOUSE

16001 BOYD LANE | EVANSVILLE, IN 47725



# NOW LEASING!

**WOODWARD COMMERCIAL REALTY,**  
4763 Rosebud Lane  
Newburgh, IN 47630



### PRESENTED BY:

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16001 BOYLE LANE



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# PROPERTY SUMMARY

16001 BOYLE LANE | EVANSVILLE, IN 47725



## Property Summary

Year Built:	2023
Lease Rate:	\$9.50/SF/YR
Lease Type:	NNN
Available SF:	26,000
Warehouse SF:	24,750
Office SF:	1,875
Roof:	Metal - low pitch gable
Clear Height:	20'
Column Space:	None - Clear Span
Construction Type:	Steel/Metal
Dock Doors:	None
Grade Doors:	20 (18 drive-thru doors)
Rail Access:	No
Floor Drains:	Yes
Zoning:	C-4

## Property Overview

New warehouse facility! Ideal for distribution. Built in 2023 and only used for storage for owner. 26,000 SF industrial warehouse facility located on approximately 1 acre but expandable to use up to 8.29 acres - includes 24,750 SF of warehouse and  $\pm$  1,875 SF of office. FULLY CONDITIONED with Radiant HEATED FLOORS. A total of 20 drive-in doors that include 18 drive-thru doors. A good portion of the parking area is concrete while the remaining acreage is graveled - plenty of room for turnaround and possible truck trailer parking, subject to zoning. Secured fencing.

## Location Overview

Located on Evansville's north side, shadowing US 41, allowing immediate vehicle access to US 41 and just 3 miles south of I-64 and 5 miles west of I-69. Neighboring industries include Basden RV, Fed Ex Distribution, Azteca Milling, LyondellBasell, AmeriQual Foods, Sigma Equipment and the Indiana Department of Transportation.

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# PROPERTY PHOTOS

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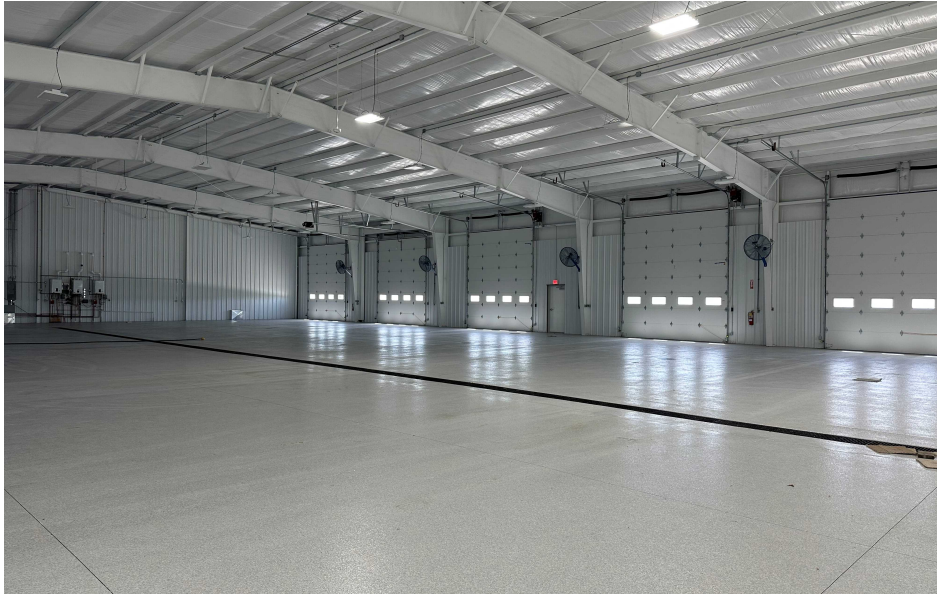


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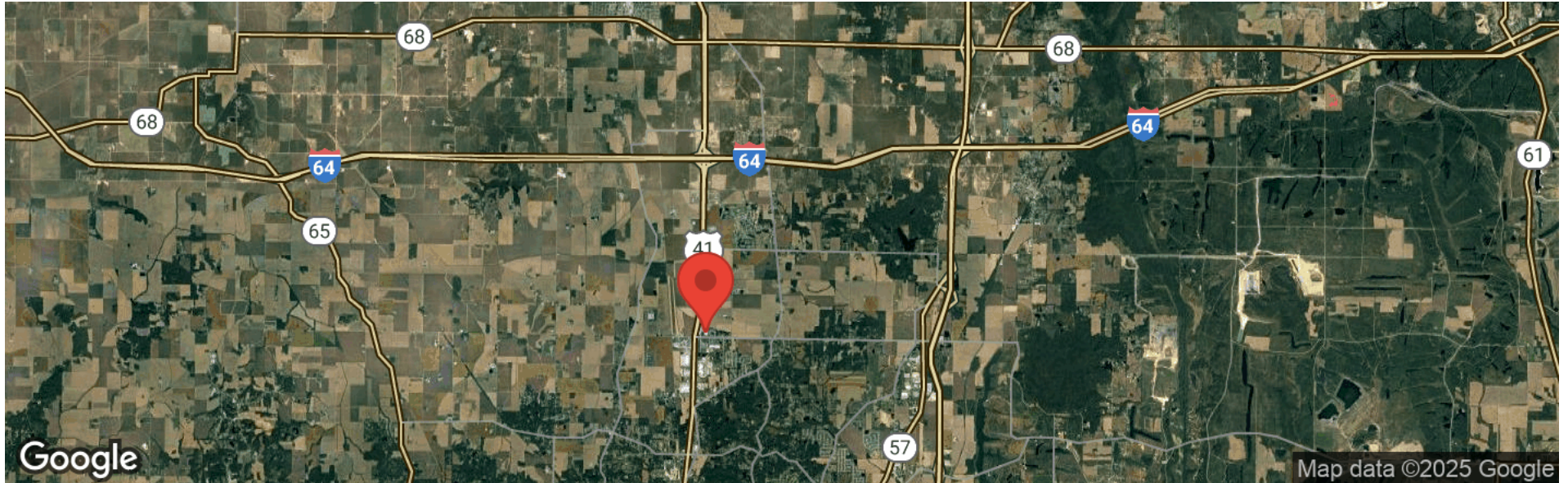


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# LOCATION MAPS

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# BUSINESS MAP


16001 BOYLE LANE | EVANSVILLE, IN 47725



 Super 8 by Wyndham Evansville North

 Holiday Inn Express & Suites Evansville North by IHG

 Clarion Pointe Evansville North


 Quality Inn & Suites

 McDonald's

 Brandeis Machinery & Supply

 Indiana State Police


 Indiana Department of Transportation

 Basden's American RV Center

 LyondellBasell


Azteca Milling LP

US Transportation Department

 Deaconess Clinic - Baseline Road

Armstrong

 FedEx Ground


 Enerfab - Evansville


 Penske Truck Rental

 SIGMA Equipment

Matrixx Group Inc


 North American Green

 C&I Electronics

 Citadel Plastics

Daylight

Earle

 North Jr. High School

Hillsdale

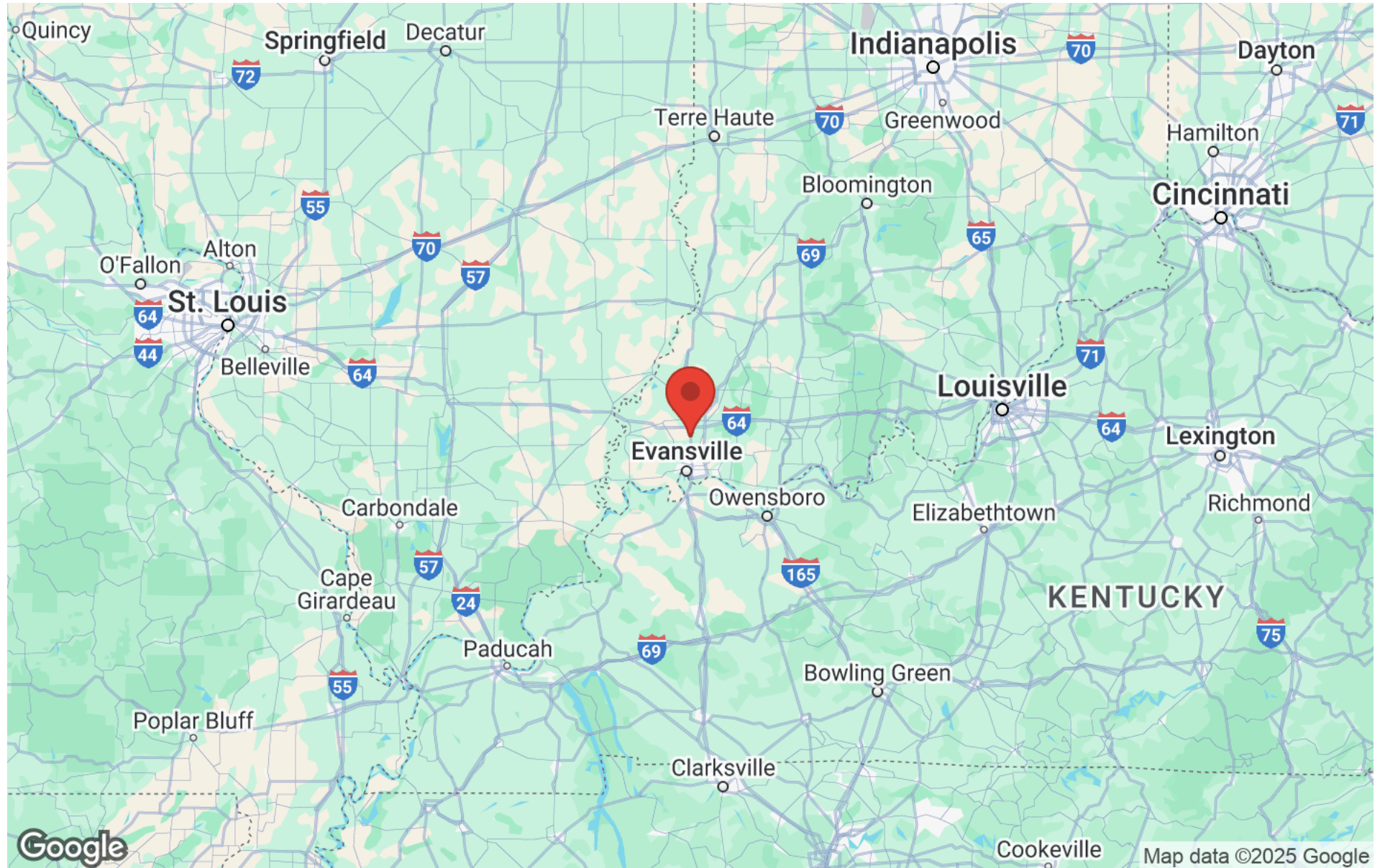
McCutchanville

St Joseph



# REGIONAL MAP

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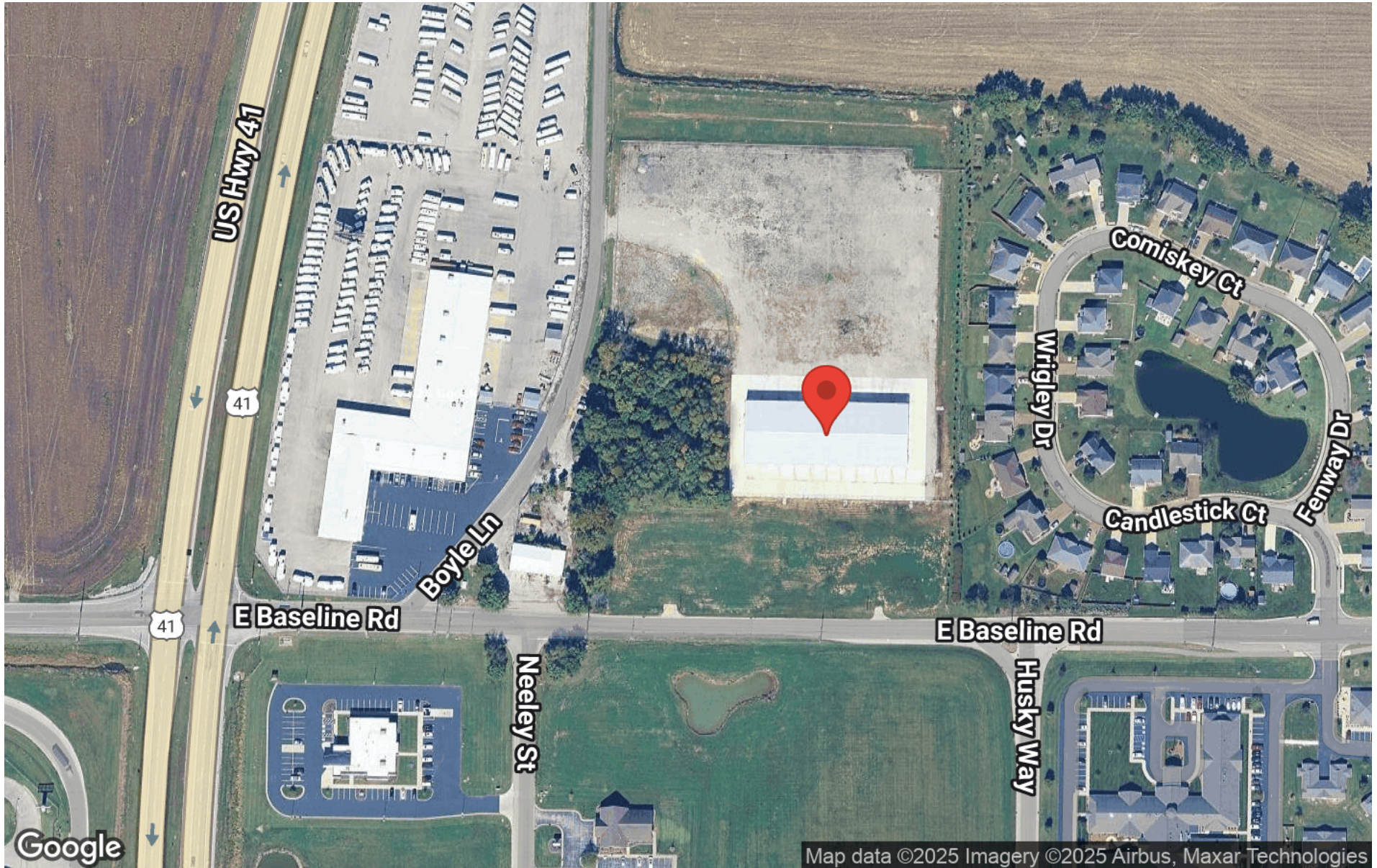


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# AERIAL MAP

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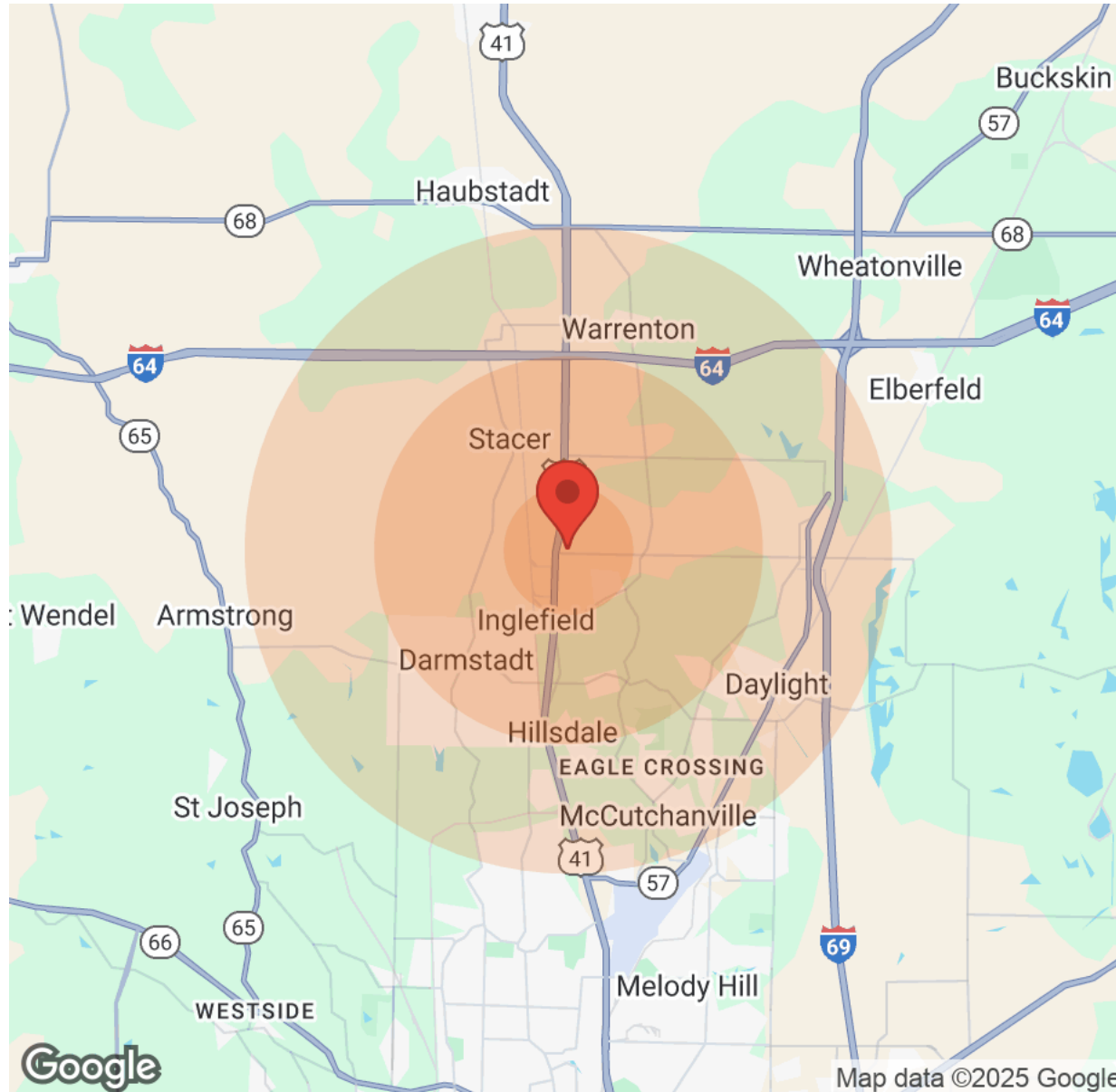


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	836	3,218	9,463
Female	809	3,289	9,672
Total Population	1,645	6,507	19,135

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	342	1,171	3,676
Ages 15-24	254	928	2,832
Ages 25-54	537	2,152	6,548
Ages 55-64	218	976	2,736
Ages 65+	294	1,280	3,343

Race	1 Mile	3 Miles	5 Miles
White	1,645	6,457	18,790
Black	N/A	27	103
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	27	105
Multi-Racial	N/A	34	282

Income	1 Mile	3 Miles	5 Miles
Median	\$71,434	\$72,649	\$73,652
< \$15,000	31	128	275
\$15,000-\$24,999	N/A	98	243
\$25,000-\$34,999	63	210	361
\$35,000-\$49,999	100	282	649
\$50,000-\$74,999	131	458	1,808
\$75,000-\$99,999	89	412	1,305
\$100,000-\$149,999	129	445	1,452
\$150,000-\$199,999	17	188	487
> \$200,000	23	184	468

Housing	1 Mile	3 Miles	5 Miles
Total Units	544	2,419	6,921
Occupied	516	2,300	6,638
Owner Occupied	466	2,142	6,317
Renter Occupied	50	158	321
Vacant	28	119	283

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