

AVAILABLE
1700 Lynch Road
 EVANSVILLE, IN 47711



- **Lease Price:** \$4.95 / NNN
- **Available SF:** 141,333 SF
 - Warehouse SF: 134,933 SF
 - Office, Breakroom SF: 6,400 SF
- **Lot Size:** 7.64 Acres +/-
- **Rail:** 5 Rail Car TJ CSX Interior Rail Spur
- **Year Built:** 1953-2019
- **Zoning:** M-2
- **Ceiling Height:** 24' Clear Varies
- **Silos Included:** 10
 - 7 80,000 lbs
 - 3 200,000 lbs
- **Dock Doors:** 15
- **# of Parking Spaces:** 92 +Trailer Storage

- **Ext. Construction:** Steel / Block
- **Roof:** TPO New
- **Floor:** Concrete Heavy
- **Interior Walls:** Block / Frame
- **Sprinkler:** Wet
- **Electrical:** Heavy Electric 480, 3-Phase numerous transformers
- **# of Restrooms:** Four
- **Water/Sewer:** City
- **Current Use:** Manufacturing
- **Taxes:** \$48,002.02 (2023 Pay 2024)
- **Showing:** Contact Listing Broker
- **Location:** East of Highway 41

For More Information, Contact:

Aaron Kendall, CCIM
 Direct: 812.480.8100
 Office: 812.473.6677
 AK@fcte.com



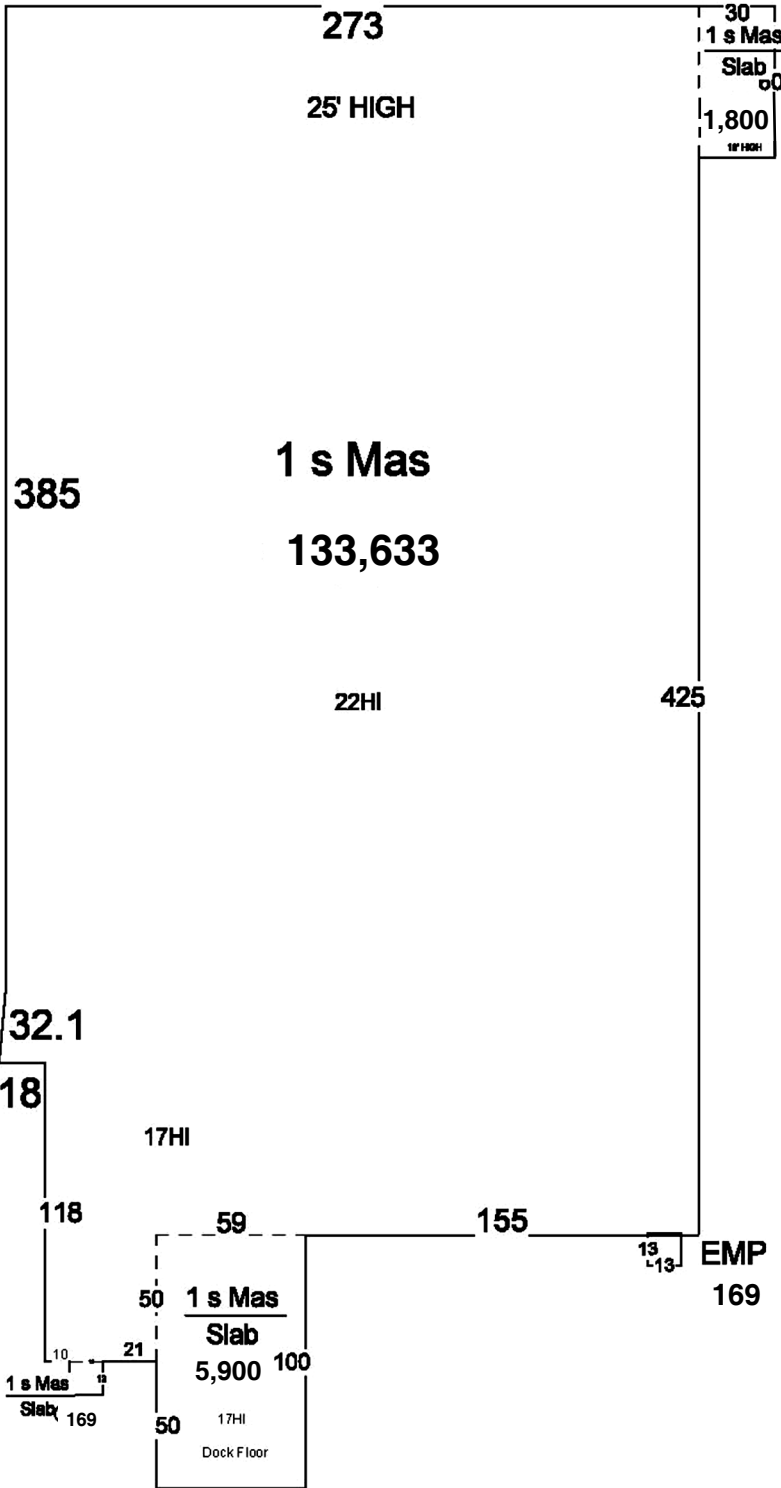
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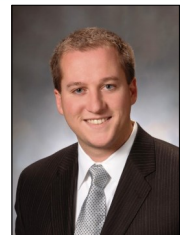
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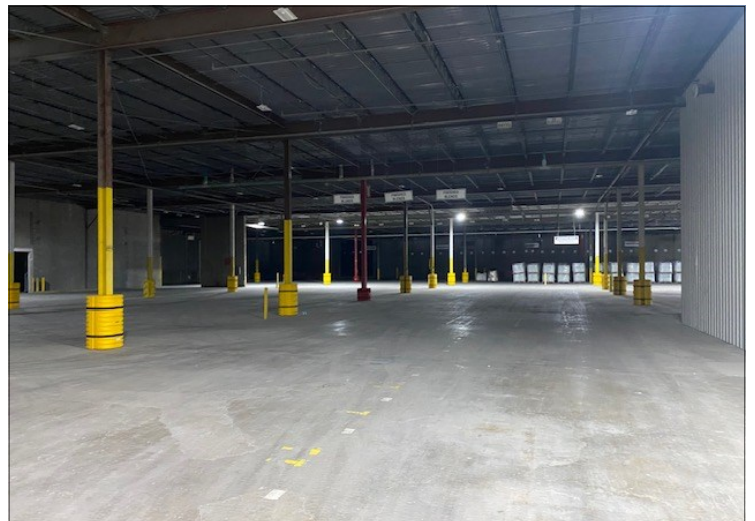
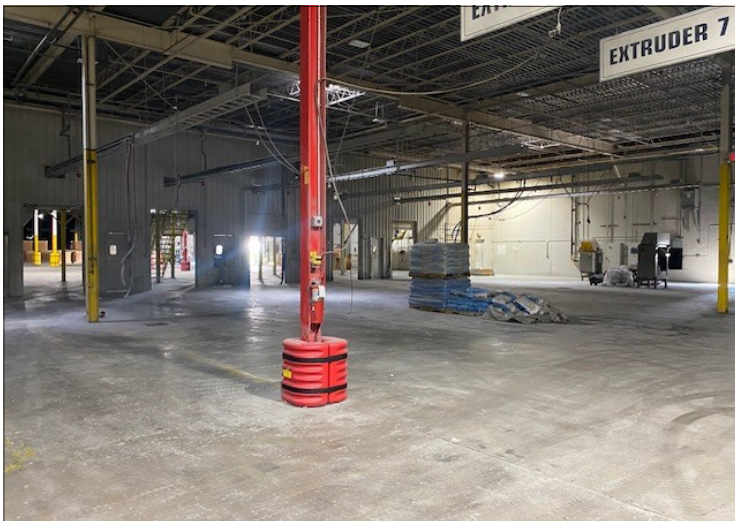
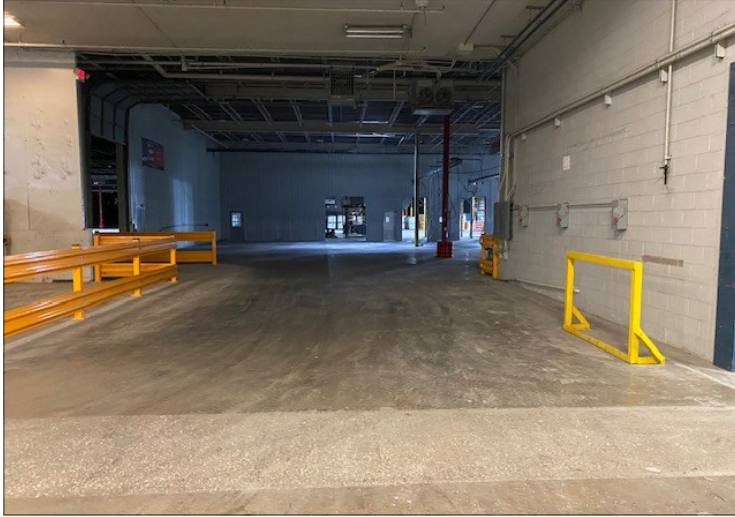
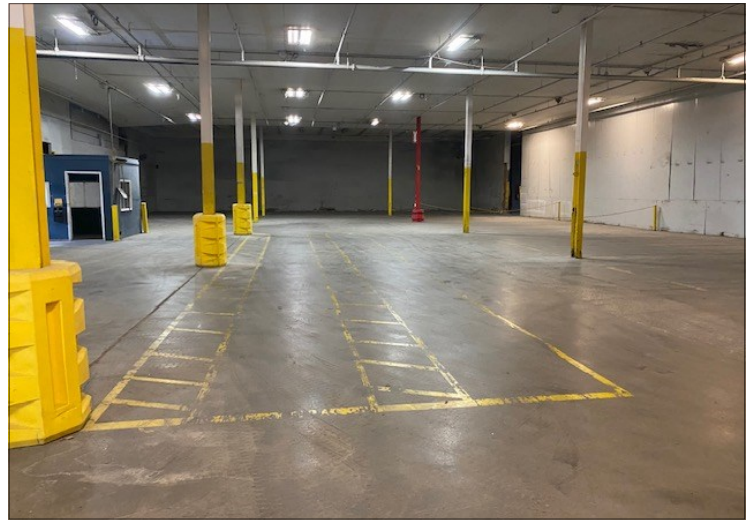
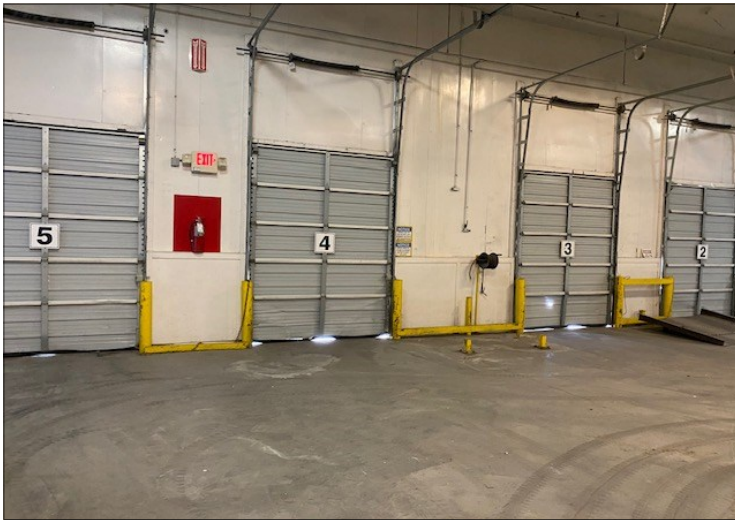


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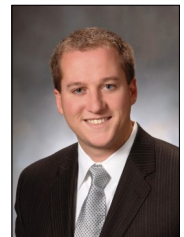
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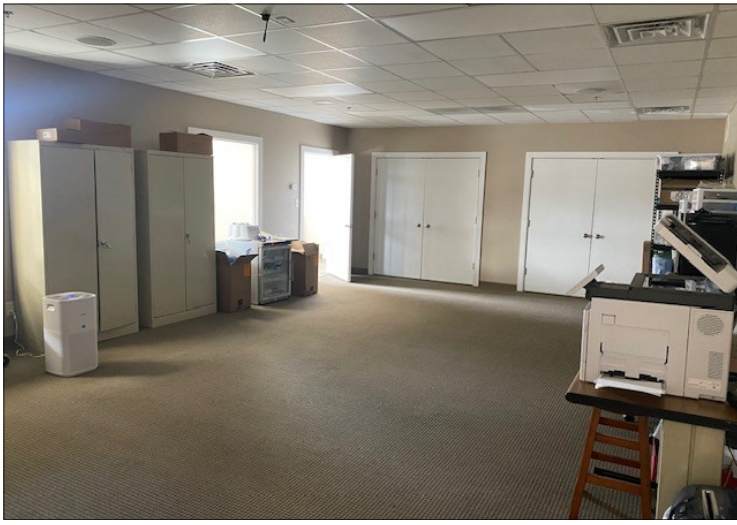


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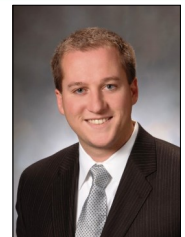
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