

# FOR LEASE OR SALE

BUILDING A - 1150 MAXWELL AVE, EVANSVILLE, IN 47711

BUILDING B - 1860 N FARES AVE, EVANSVILLE, IN 47711



This dual-building industrial property offers 20,472 square feet of space, featuring office, warehouse, showroom, and manufacturing or fabrication areas to meet a wide range of business needs. The two buildings combine functional office and fabrication space with modern warehouse and showroom facilities, enhanced by a shared 14,000-square-foot yard for outdoor storage or operations. With its blend of size, versatility, yard space, and recent upgrades, this property presents an ideal opportunity for a company seeking to expand or consolidate operations under one roof.



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## Property Details:

Total Property Size: 1.5 Acres

Property Zoning: M2 Gen. Ind.

Building A & B Total SF: 20,472

Building A & B Sale Price: \$1,130,000

Building A & B Lease Rate: \$6.75/SF NNN

Building A SF: 10,152

Building A Lease Rate: \$6.00/SF NNN

Building B SF: 10,320

Building B Lease Rate: \$7.50/SF NNN



# Building A Additional Details

1150 Maxwell Ave Evansville, IN 47711



- 10,152 SF + 3,737 SF Covered Canopy
- Lease Rate \$6.00/SF - NNN
- 1950 Year Built
- 3-Phase, 480V Power
- 1st Floor - 1 Foreman Office, 1 Employee Breakroom, 1-Bathroom
- 2nd Floor - 6 Offices, 1 Conference, 2 Bathrooms
- 2,880 SF Office Space - 2nd Floor
- 7,272 SF Shop / Warehouse - 1st Floor
- 15' Clear Height Shop
- 1 Loading Dock Pit - Covered Canopy
- (1) 10' x 10' OHD - Loading Dock Side
- (2) 14' x 14' OHD - Back Side Facing Yard
- Roof replaced in 2018

**SALES & LEASING • BUILD TO SUIT • DEVELOPMENT • BUSINESS BROKERAGE**

INTERSTATE OFFICE PARK - 4763 ROSEBUD LANE, SUITE B, NEWBURGH, IN 47630

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# Building A Office Photos

1150 Maxwell Ave Evansville, IN 47711



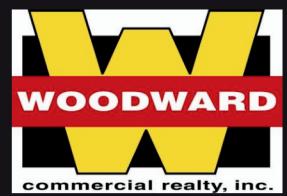
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# Building A Shop Photos

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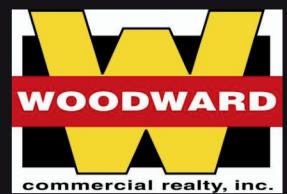
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## Building B Additional Details

1860 N Fares Ave, Evansville, IN 47711



- 10,320 Total SF
- Lease Rate \$7.50/SF - NNN
- 2021 Year Built
- 1-Phase, Power
- 2-Private Offices, 1-Utility Room, 2-Bathrooms
- 2,880 SF Office>Showroom/Bathrooms
- 7,440 SF Warehouse
- 16' Ceiling Height Warehouse
- (2) 14' x 14' OHD - Warehouse Facing Yard

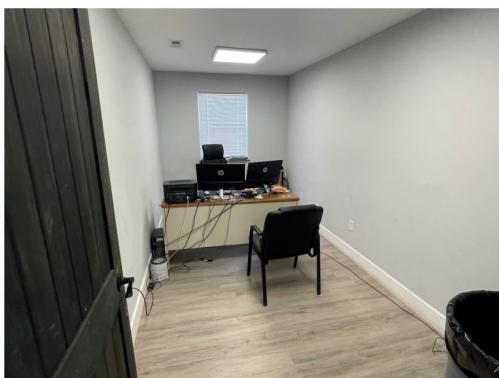
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# Building B Office / Showroom Photos

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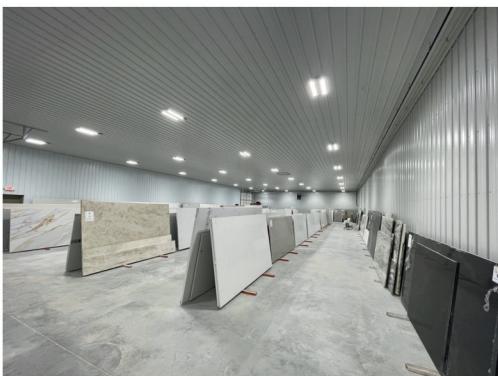
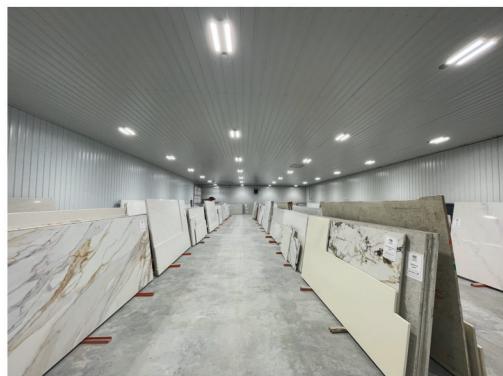
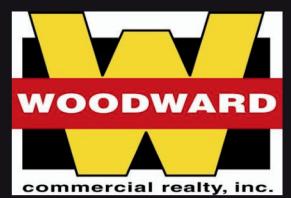
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# Building B Warehouse Photos

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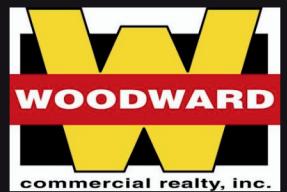


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## Shared Yard Space



Approximately 14,000 SF of fenced in yard space

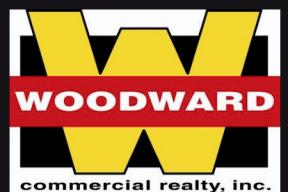


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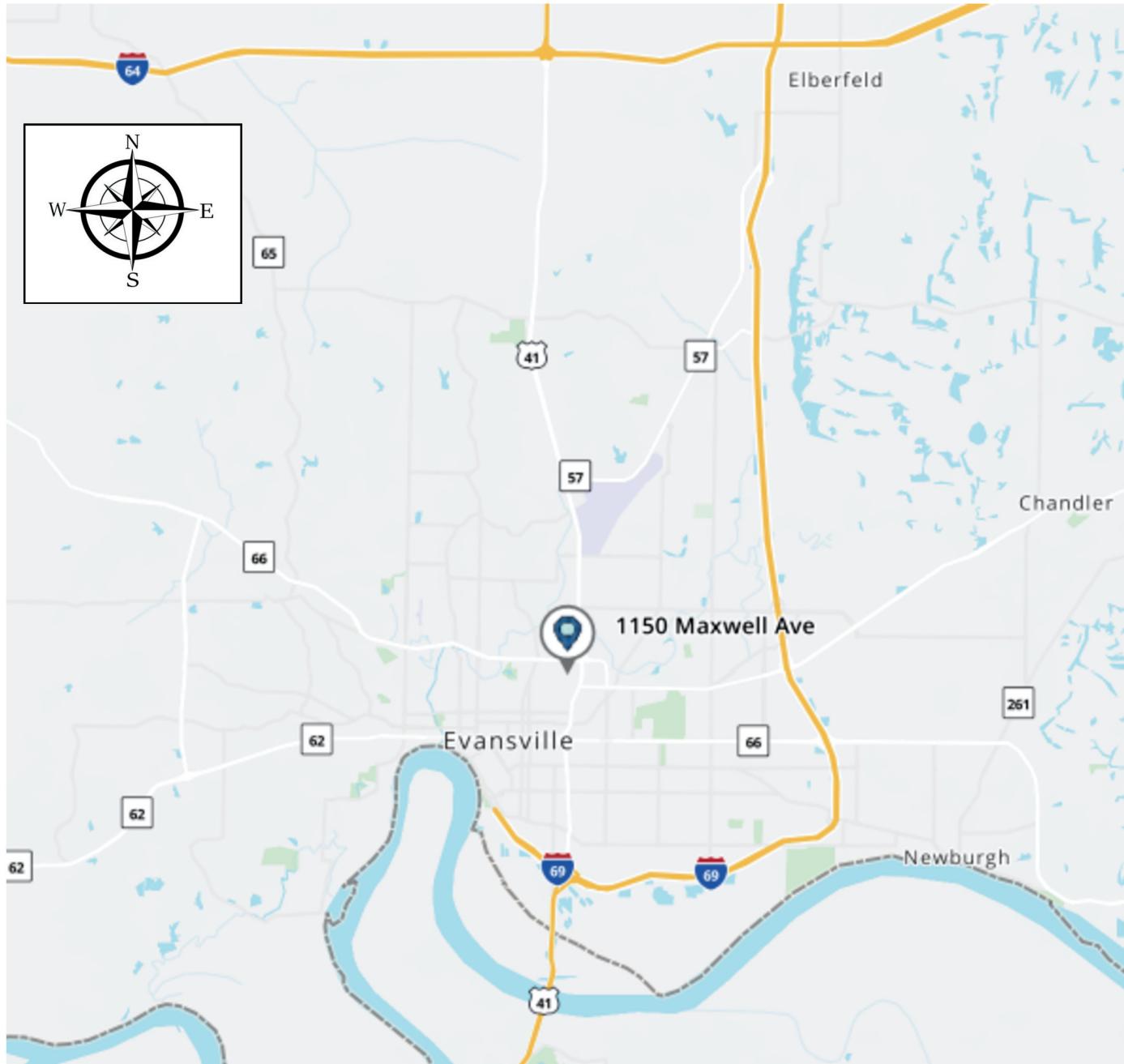
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## Location



Centrally located in Evansville, just off Highway 41, providing quick and convenient access to all sides of town.



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