



Offering Summary

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|-----------------------|----------------------------|
| Sale Price: | \$1,600,000 |
| Building Size: | 46,063 SF |
| Lot Size: | 2.14 Acres |
| Price / SF: | \$34.74 |
| Zoning: | M-3 |
| Market: | Evansville Henderson IN/KY |
| Submarket: | Evansville Center |

Property Highlights

- Main Building: ±36,163 SF plus ±2,820 SF mezzanine (built 1963)
- Warehouse Addition: ±9,900 SF (built 2008)
- Office Area: ±1,993 SF
- Electrical: 1,200 amp, 3-phase service
- Ceiling Heights: 18' in main building, 16' in rear warehouse
- Zoning: M-3 Heavy Industrial
- Concrete aprons, gravel yard, and truck well

For Sale**Industrial | 46,063 SF****1401 N Evans Ave, Evansville, IN**

Property Description

Positioned in Evansville's established industrial corridor, this versatile $\pm 46,063$ square foot facility offers a rare combination of dock-height access warehouse space and upgraded electric. The property spans two buildings on a 2-acre site, with frontage on N. Evans Avenue and excellent access to utilities and transportation routes.

The main building, constructed in 1963, includes approximately 36,163 square feet on the ground floor and an additional 2,820 square feet of mezzanine space. The property also features nearly 2,000 square feet of finished office space with HVAC. Ceilings in this building are 18' with a small section at 26'.

A second warehouse building, added in 2008, adds another 9,900 square feet. This building includes a bathroom, 16' ceilings, and the concrete floor is 6" thick reinforced with rebar.

The facility is equipped with 1,200 amp, 3-phase electrical service added in 2006 and is sprinkled (main building only). There are a total of eight dock high and four over head doors at grade with drive-in access. The construction is primarily concrete block and steel, with a rubber roof replaced around 1999.

The site includes concrete aprons, a gravel yard, and a truck well. Zoned M-3 Heavy Industrial, the property is well-suited for manufacturing, logistics, or flex use.

For Sale

Industrial | 46,063 SF

1401 N Evans Ave, Evansville, IN

Main Building

| | |
|-----------------------------|--|
| Building Size | 38,983 SF |
| Number of Grade Level Doors | 1 |
| Number of Dock High Doors | 8 |
| Office Space | 1,993 SF |
| Year Built | 1963 |
| Ceiling Height | 18' / 26' |
| Sprinkled | Yes |
| Electric | 3 phase 1200 AMP |
| Heating and Cooling | Gas heat in warehouse, heat/AC in office |

Rear Warehouse Building

| | |
|-----------------------------|---------------------|
| Building Size | 9,900 SF |
| Number of Grade Level Doors | 3 |
| Ceiling Height | 16' |
| Sprinkled | No |
| Concrete | 6" rebar reinforced |

Location Information

| | |
|------------------|---------------------------------------|
| Street Address | 1401 N Evans Ave |
| City, State, Zip | Evansville, IN 47711 |
| County | Vanderburgh |
| Market | Evansville Henderson IN/KY |
| Sub-market | Evansville Center |
| Cross-Streets | N Evans Avenue and E Tennessee Street |

Property Information

| | |
|------------------|--------------------------|
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Zoning | M-3 |
| Lot Size | 2.14 Acres |
| APN # | 82-06-20-031-105.001-029 |

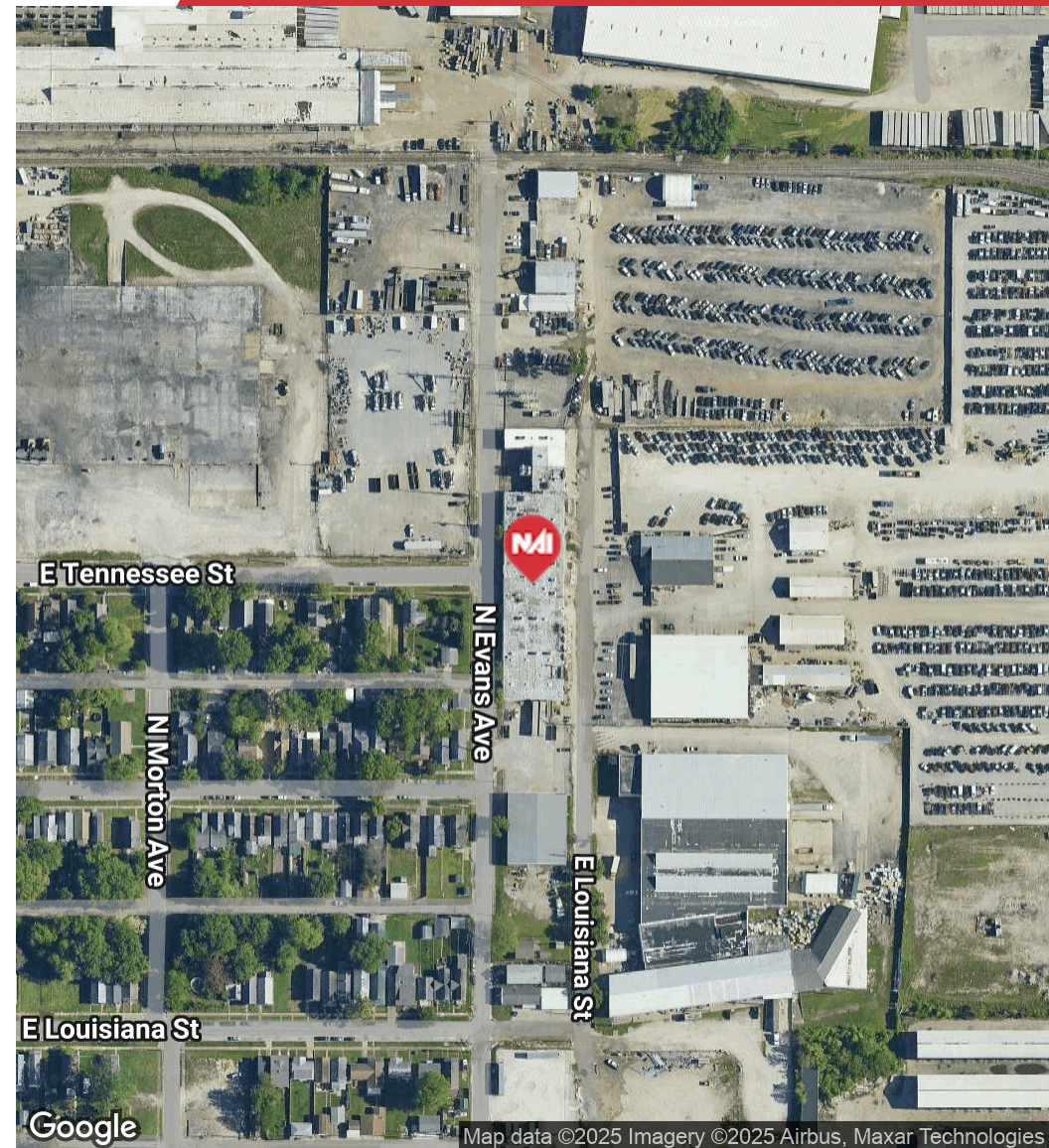
Property Taxes

| | |
|------------------------------|----------|
| 2024 pay 2025 Property Taxes | \$20,793 |
|------------------------------|----------|

For Sale

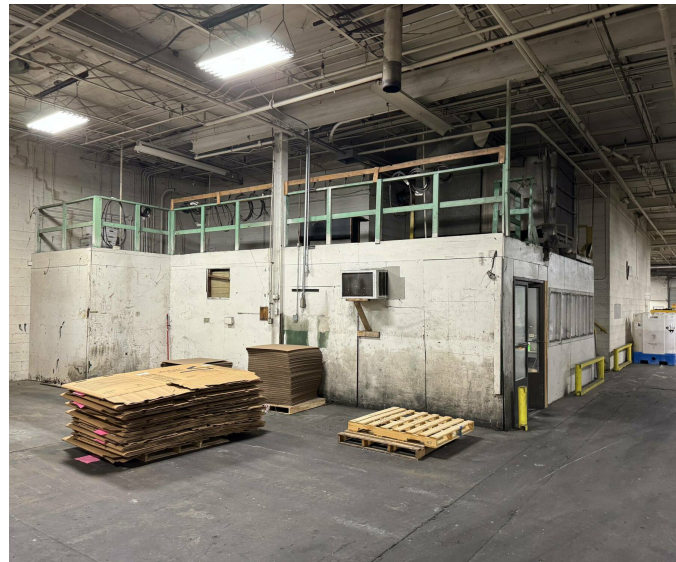
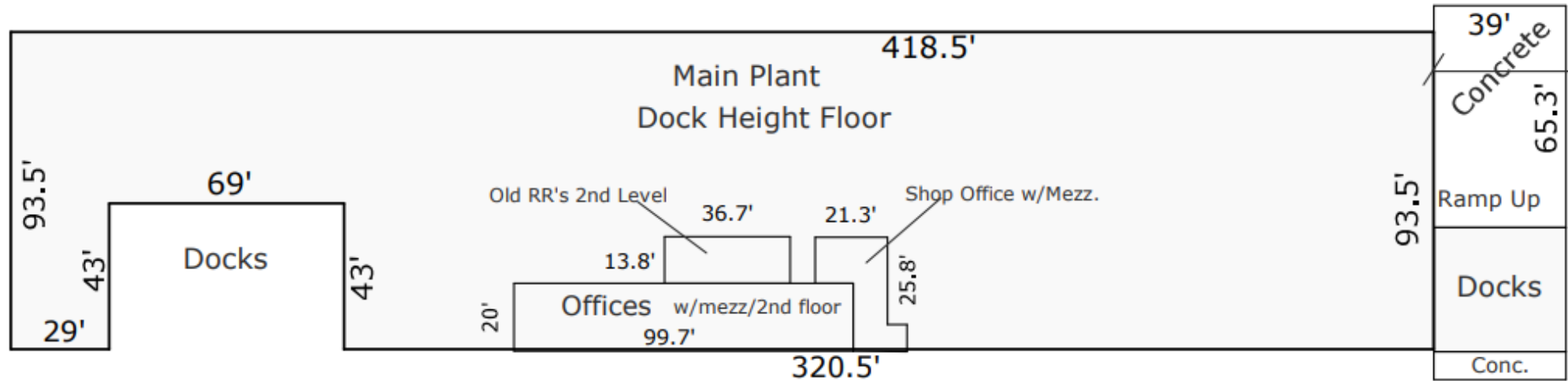
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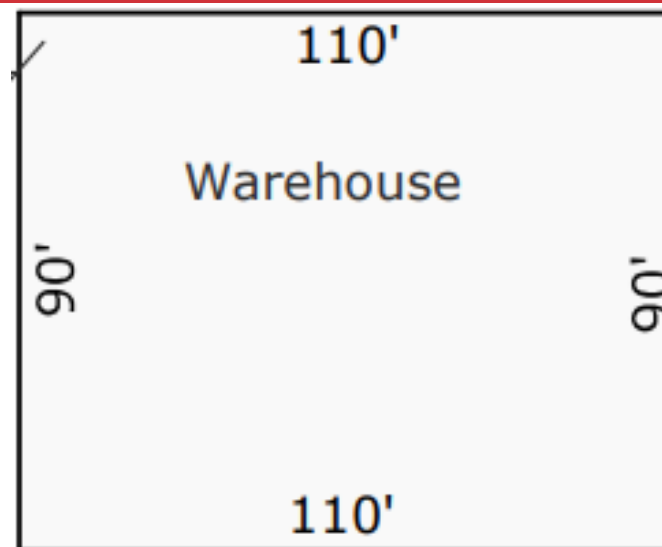
1820 N Green River Rd Suite B
Evansville, IN 47715
812 436 1113 tel
naiprime.com



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