



AVAILABLE FOR SALE AND LEASE

**500 N Congress Avenue
EVANSVILLE, IN 47715**

MIXED USE

IDEAL LOCATION



- **Sale Price:** \$1,450,000
- **Total SF:** 29,180 SF
- **NN Fees:** \$1.60/NN RE Taxes & Ins
- **Lot Size:** 2.2 Acres
- **Year Built:** 1968
- **Zoning:** M-2
- **Ceiling Height:** 18'
- **Docks:** 3
- **Drive-in Doors:** 4
- **Parking:** Ample Surface

- **Ext. Construction:** Post Frame / Steel
- **Roof:** Steel
- **Floor:** Concrete
- **Interior Walls:** Frame
- **Electric:** 480V / 3 Phase
- **# of Restrooms:** 6
- **Water/Sewer:** City
- **Current Use:** Retail - Warehouse
- **Showing:** Contact Listing Broker
- **Location:** West of Eastland Mall

Unit A	Rod Locker	9,765 SF	\$7.37 SF / \$6,000 Month
Unit B	Available	2,364 SF	\$8.00 SF / \$1,576 Month Net Asking Plus Utilities
Unit C	Available	10,055 SF	\$6.50 SF / \$5,450 Month Net Asking
Unit D	Available	2,106 SF	\$8.00 SF / \$1,400 Month Net Asking
5 Garage Doors		4,890 SF	Performa @ \$400 Month Each, \$2,000 Month Net

For more information, contact:

Ken Newcomb, President/Broker

Direct: 812-204-4004 • KenNewcomb@FCTuckerCommercial.com



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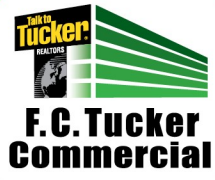


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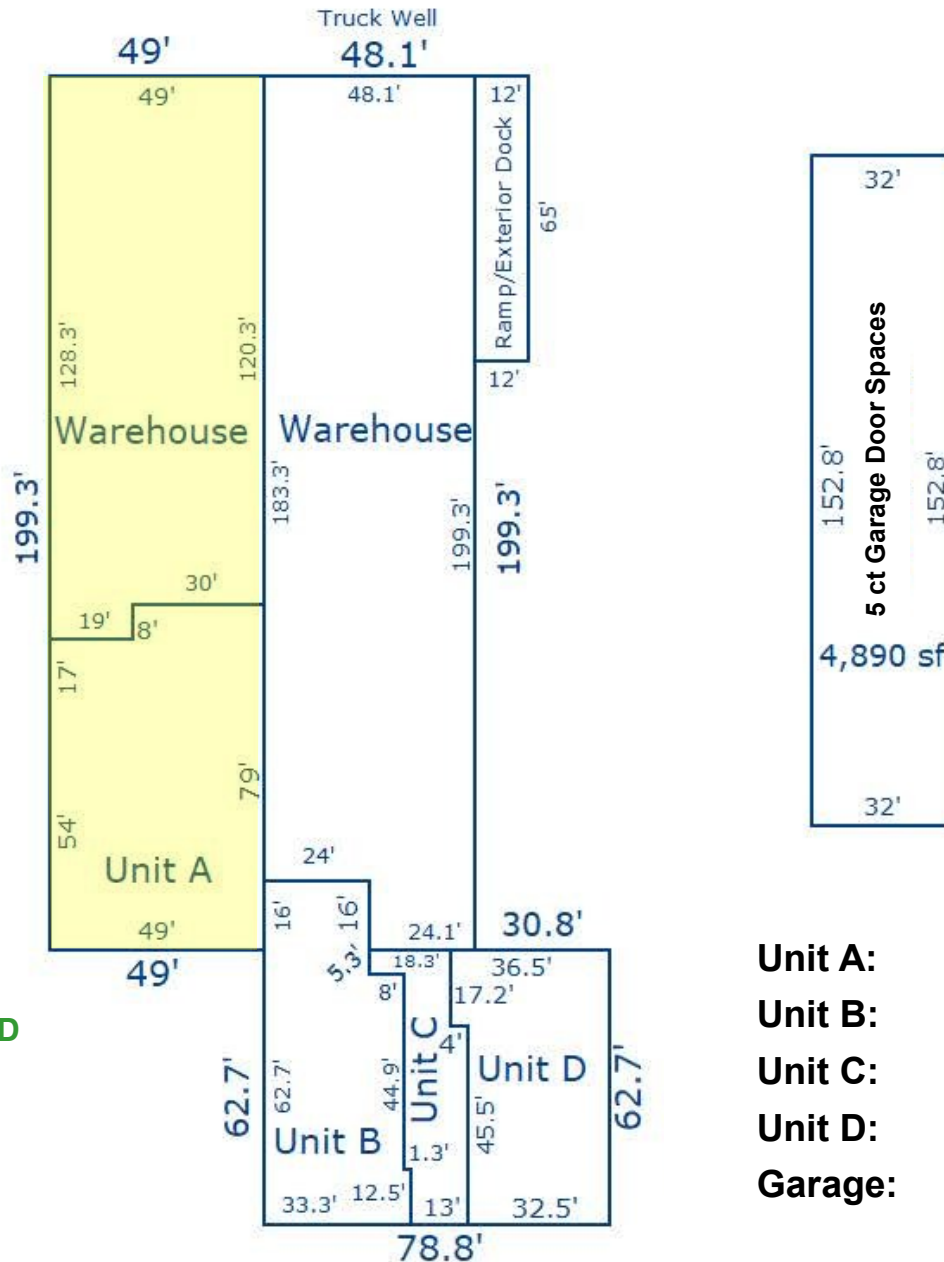


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