



**F.C. Tucker  
Commercial**

**AVAILABLE**

**4200 Upper Mt Vernon Road**  
EVANSVILLE, IN 47712

**RARE WEST SIDE INDUSTRIAL  
CRANES, HIGH ELECTRIC**



- |                        |                         |                       |                        |
|------------------------|-------------------------|-----------------------|------------------------|
| • Lease Price:         | \$6.00 / SF / NN        | • Ext. Construction:  | Brick                  |
| • Total Available SF:  | 61,070 SF               | • Roof:               | Composite & Rubber     |
| Warehouse SF:          | 59,570 SF               | • Floor:              | Concrete               |
| Office SF:             | 1,500 SF +/-            | • Interior Walls:     | Frame                  |
| • Lot Size:            | 15.05 Acres             | • Sprinkler:          | Dry                    |
| • Year Built:          | 1945                    | • Concrete Thickness: | Varies                 |
| • Zoning:              | M-1                     | • # of Restrooms:     | 5                      |
| • Ceiling Height:      | Varies 20' to 30'       | • Water/Sewer:        | City                   |
| • Drive-in Doors:      | 5                       | • Current Use:        | Industrial             |
| • Docks:               | 4 w/Dock Plates & Locks | • Showing:            | Contact Listing Broker |
| • # of Parking Spaces: | Ample                   | • Location:           | West Side Evansville   |

480 Volt, 3 Phase throughout. Former plastics facility. Numerous cranes from 1 ton to 13 ton. Large 20 foot doors with 13 ton cranes. LED lighting. An additional 14,250 SF warehouse/manufacturing could be added with direct access.

**For More Information, Contact:**

**Ken Newcomb, President / Broker**

**Direct: 812.204.4004**

**Office: 812.473.6677**

**kennewcomb@fctuckercommercial.com**



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