



**AVAILABLE**

# 4400 Garrison Avenue EVANSVILLE, IN 47711



- **Lease Price:** \$7.00 / SF / NNN
- **NNN Fee:** \$1.25 / SF
- **Available SF:** 311,804 SF
  - Warehouse SF: 300,578 SF
  - Office SF: 11,226 SF
- **Lot Size:** 31.94 Acres
- **Year Built:** 1958
- **Year Renovated:** 2018 Addition
- **Zoning:** M-2
- **Electric:** 480 V 3 Phase
- **# Docks:** 23
- **Drive-in Doors:** 2
- **Ceiling Height:** 30' - 35'

- **# of Parking Spaces:** 200, 7 ADA Spaces
- **Ext. Construction:** Steel
- **Roof:** Composite - Steel
- **Floor:** Concrete
- **Interior Walls:** Frame
- **Sprinkler:** ESFR
- **Concrete Thickness:** Varies
- **Water/Sewer:** City
- **Current Use:** Warehouse Distribution
- **Taxes:** \$230,621.14 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** US Hwy 41 & Lynch Rd

This state of the art facility was improved with a new 200,000 SF addition in 2018. Located in the geographic center of Evansville with ideal access to US Highway 41, I-69, and I-64. Class A warehouse manufacturing distribution center. Additional trailer parking available. CAD program available. Logistics and warehouse services available through Warehouse Services Inc. / The Cox Group.



**Dylan Krohn, Broker**

**Direct:** 812-430-0464  
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**Ken Newcomb, President**

**Direct:** 812-204-4004  
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**812-473-6677 • FCTuckerCommercial.com**

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





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• **Additional Features:**

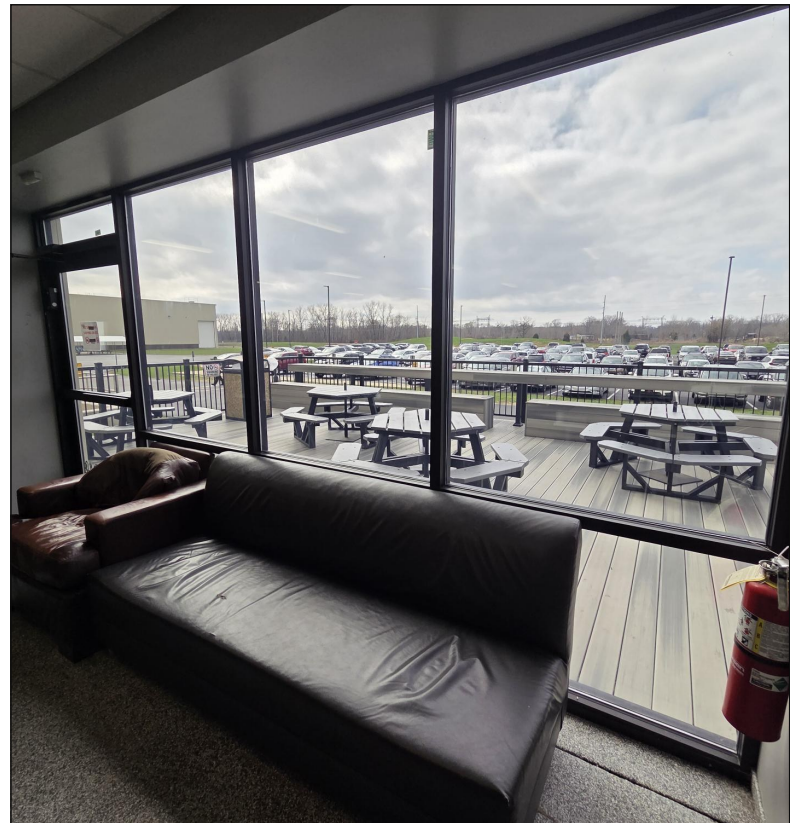
**11,226 SF Office includes, all air conditioned Maintenance Office, Break Room, Cafeteria, Shipping Office, and Security Office.**

**5 Bathrooms, combined with Tornado Shelters**

**All Temperature Controlled, Plus Automatic Exhaust Fans**

**Big Ass Fans thru-out**

**Electric Fork Truck Charging Station**



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• **Additional Features:**

**Electrical, 480 V 240-270V 3PHS 1200 amp  
Numerous step down transformers  
New 600 amp panel, Untouched**

**23 Docks, March 2025 Upgrades include all  
new dock plates, dock locks, doors, dock  
gates, lighting, fans, and all equipment**

**6 inch Concrete Floor reinforced and  
completely lime stabilized, rock compacted.**

**Column Spacing,  
20' x 40' in 111,804 SF Existing  
33' x 50' in 200,000 SF Newly Added**



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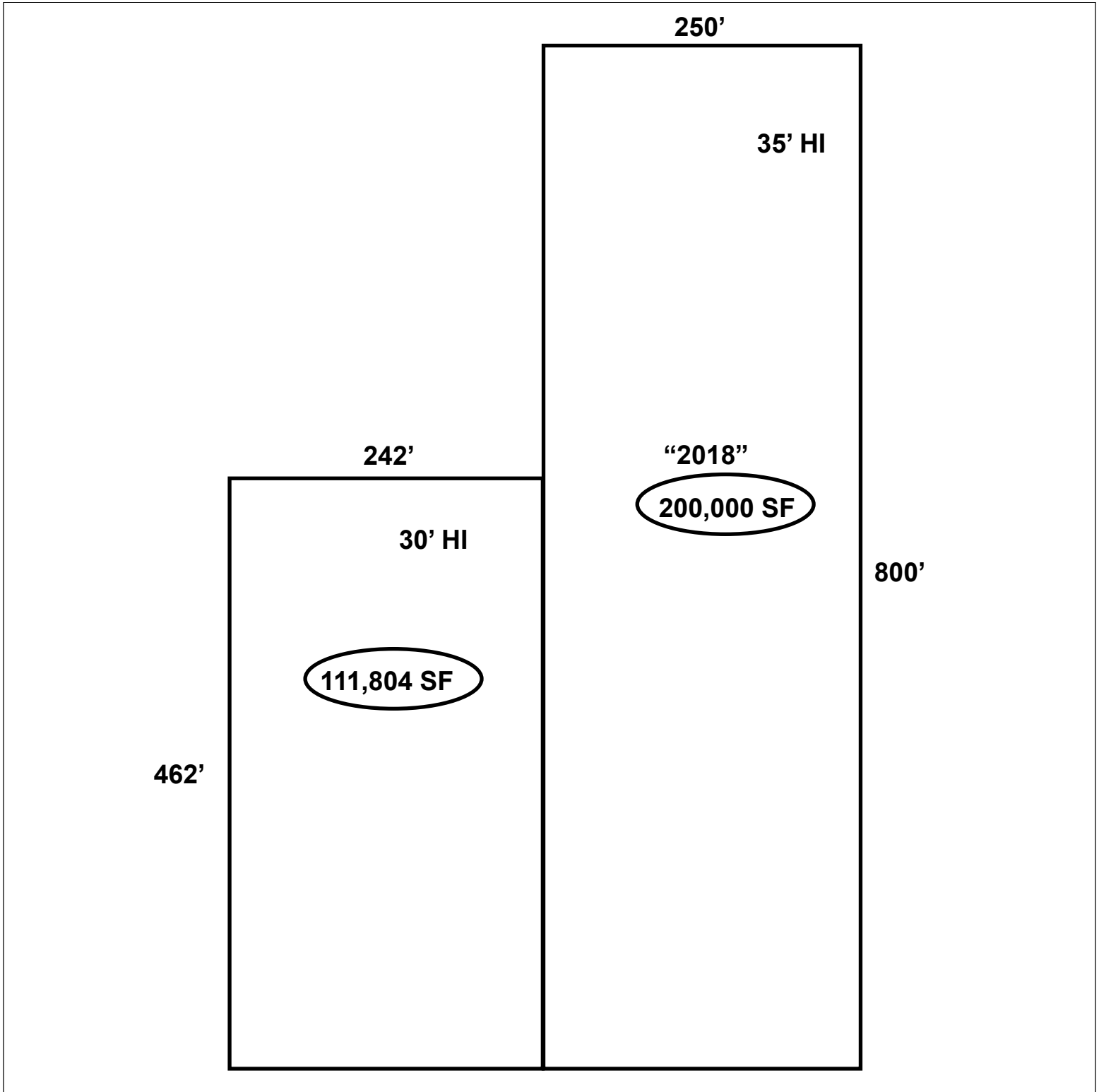
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