

INDUSTRIAL > AVAILABLE FOR SALE & LEASE

±60,050 SF - WAREHOUSE / MANUFACTURING



±60,050 SF - For Lease / Sale

2625 KOTTER AVENUE EVANSVILLE, IN 47715

- ▶ **±60,050 SF Total**
- ▶ 2-Story Office Area
- ▶ Land: ±2.75 Acres
- ▶ Dock and Drive-in Access
- ▶ Fire Suppression, Heavy Power
- ▶ Excellent Access to I-69 & I-64
- ▶ Strong Local Industrial Workforce
- ▶ Developed Industrial Park Setting

LEASE RATE: \$6.50/sf NNN

SALE PRICE: \$4,500,000



For More Information:

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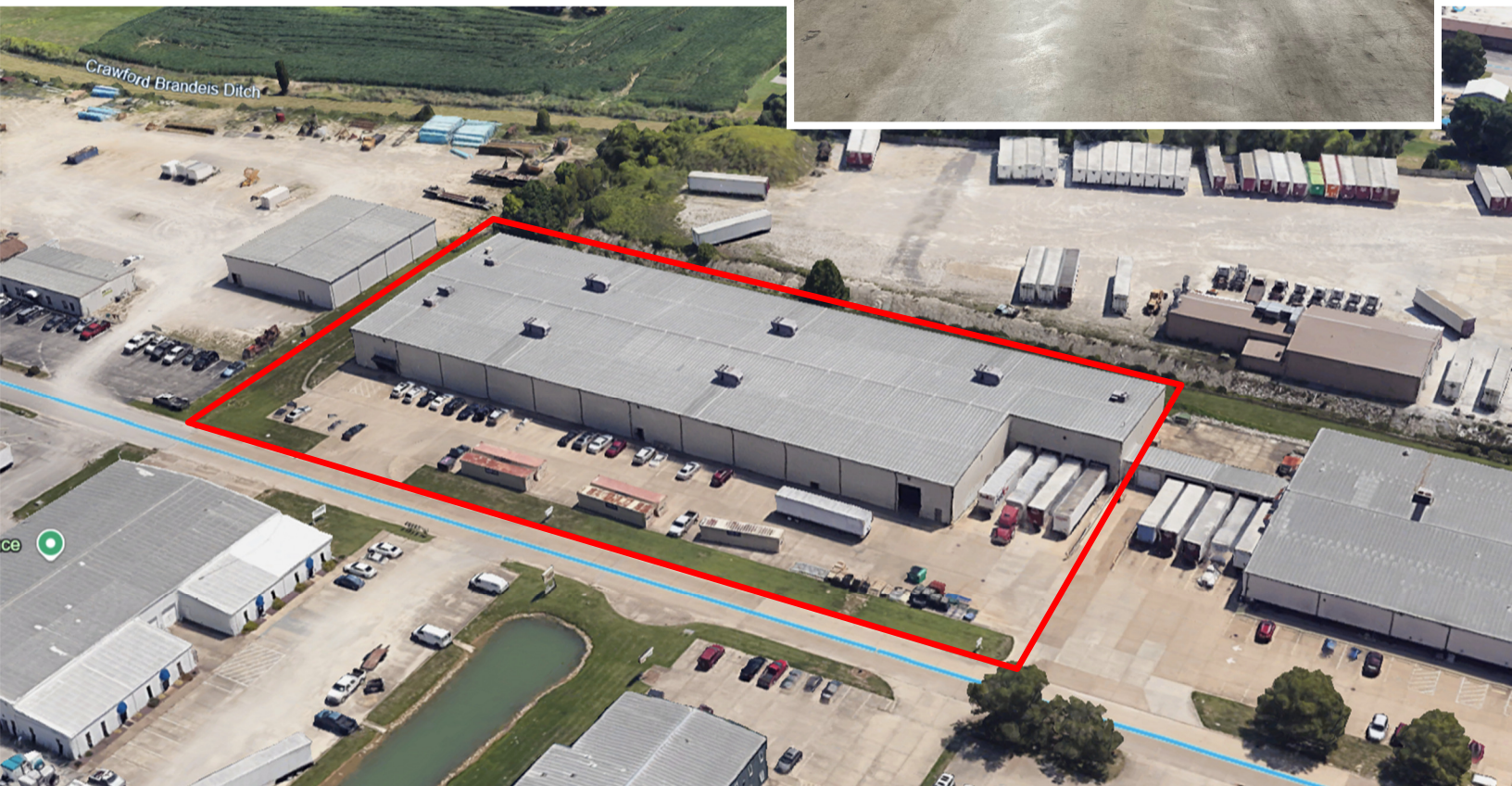
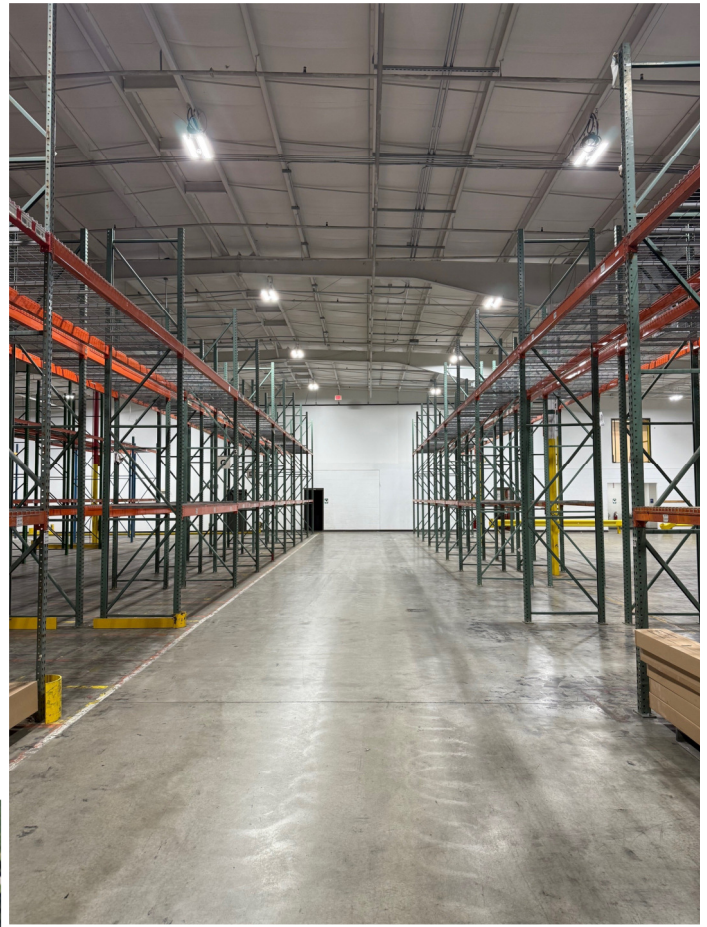
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BUILDING FEATURES:

Building Size:	±60,050 SF
Construction:	Pre-Engineered Steel
Site Area:	± 2.75 Acres
Zoning:	M-1, Industrial
Office Area:	6,030 SF (2-Story)
Clear Height:	± 21-24'
Column Spacing:	± 30' x 46'
Dock Doors:	4 Docks – With Levelers
Drive-in Doors:	1 Drive in Door
Fire System:	Wet Sprinkler System
Warehouse Heat:	Yes
Electrical:	1200 Amps 480V 3Phase
Employee Parking:	± 50 spaces

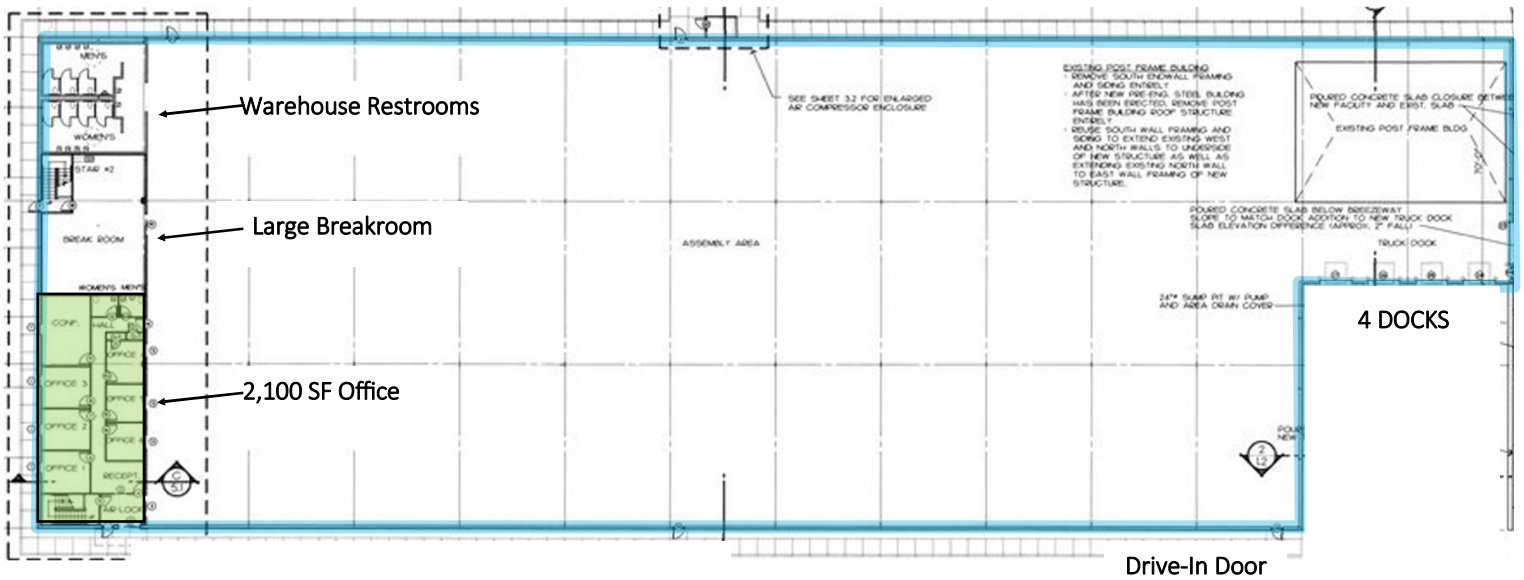


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FLOOR PLAN



* Not shown—4,200 SF 2nd Floor Office



MARKET OVERVIEW— SOUTHWEST INDIANA



Evansville, Indiana

Distance to:

Louisville	115 mi
Nashville	150 mi
Saint Louis	170 mi
Indianapolis	175 mi
Cincinnati	215 mi
Memphis	280 mi
Chattanooga	280 mi
Chicago	300 mi
Columbus, OH	320 mi
Atlanta	395 mi
Kansas City	415 mi
Detroit	475 mi
Dallas	750 mi

BUSINESS FRIENDLY (<http://iedc.in.gov/>)

INDIANA has methodically created a business environment where conditions are set for success. Whether it's minimizing operating expenses or delivering the workforce training and infrastructure you need to grow, Indiana is one of the most business-friendly states in America.

BEST BUSINESS ENVIRONMENT (SOUTHWEST INDIANA)

- Evansville is **Indiana's 3rd largest city**, located along the Ohio River, in Indiana's great southwest. We are the hub city for a 26 county tri-state region, representing parts of Indiana, Kentucky and Illinois with a population of 730,000+ within a one hour drive.
- **Southwest Indiana is known as the Crossroads of America**, within a day's drive of 75 percent of the U.S. and Canadian populations and accessible to every U.S. Market by road, rail, air and water.
- With a population of **more than 440,000 people in the metropolitan area**, Evansville/Newburgh is the social and economic hub for our tri-state region
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation.
- Indiana is the **Best State for Business in the Midwest and #5 in the nation**. (Chief Executive magazine, 2017)
- Indiana ranks **#2 for Cost of Doing Business and Cost of Living**. (CNBC America's Top States for Business, 2017)
- Indiana Earns **'A' Grade in Manufacturing & Logistics Health**. The 2015 Manufacturing and Logistics Report Card issued by Conex-us places Indiana among the nation's elite in four important categories: manufacturing health, logistics health, tax climate and global reach. (Conexus, 2015)

TOP TAX CLIMATE

Indiana offers the **Best State Tax Climate in the Midwest** and ranks #8 in the nation. (Tax Foundation, 2017)

A RIGHT-TO-WORK STATE

On February 1, 2012 Indiana became the 23rd state in the nation and the first state in the industrial Midwest to pass right-to-work legislation. This new status creates an even more attractive environment for businesses and entrepreneurs alike to move their operations to the Hoosier State. There is strong evidence that the economy is indeed growing, with companies small and large expanding operations and hiring new workers. With the support of the legislative and executive branches of government, businesses can be encouraged by Indiana's move to join other right-to-work states to better compete for and win America's business.

STATE BUSINESS RANKINGS

Expansion

- 2020 commitments: So far this year, businesses have committed to creating up to 23,217 new Hoosier jobs and investing \$4.2 billion in their Indiana operations in the coming years.
- Indiana PTAC \$298M awarded in government contracts so far for 2020
- Indiana SBDC 197 business starts & 3,633 clients assisted so far in 2020

State Business Ranking

- #1 in the Midwest and #5 Nationally (Chief Executive Best & Worst States 2020)
- #1 Infrastructure (CNBC 2019)
- #2 Long-Term Fiscal Stability (U.S. News 2019)
- #3 Most Affordable State (U.S. News 2019)
- #4 Cost of Doing Business (CNBC 2019)