



2301 SAINT GEORGE ROAD
EVANSVILLE, IN 47711

AVAILABLE FOR SUBLEASE
INDUSTRIAL PROPERTY

230,000 SF

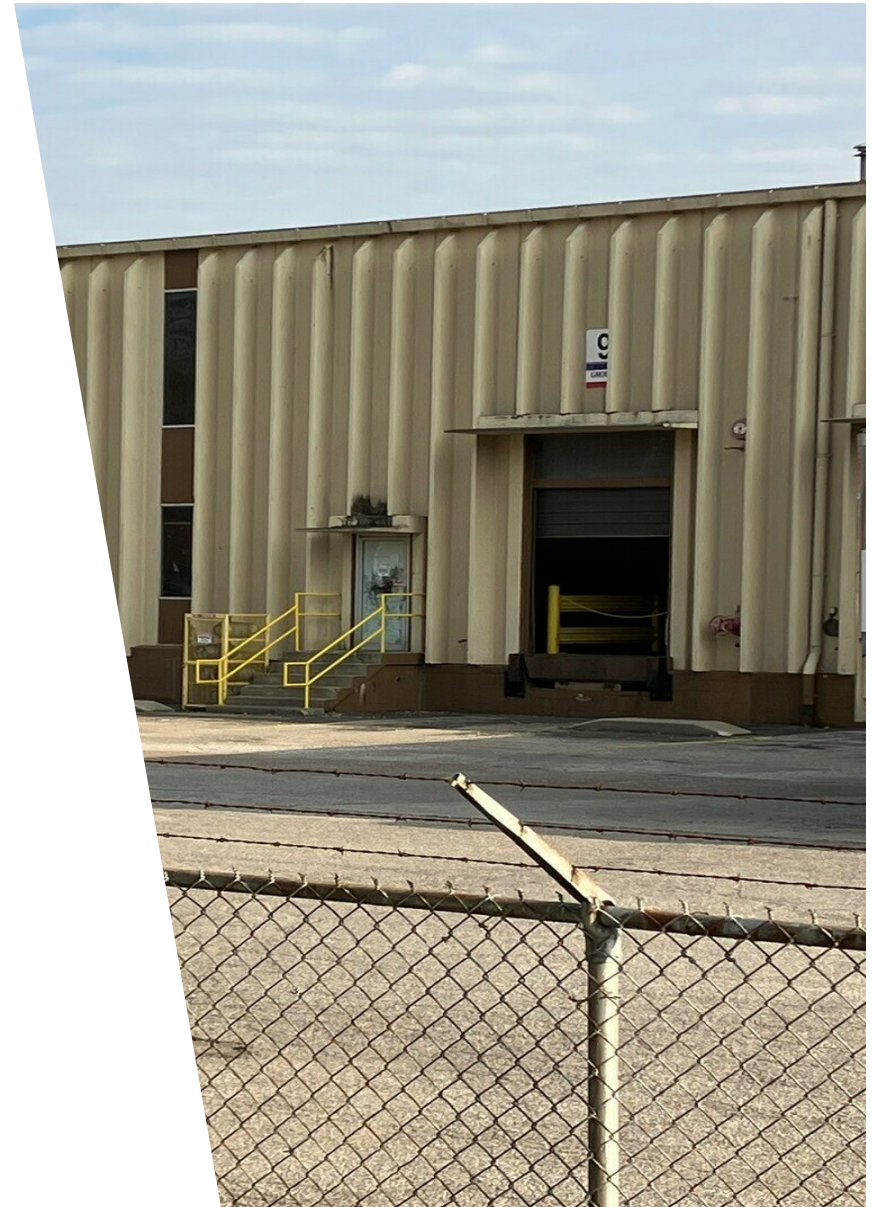
PROPERTY HIGHLIGHTS

AVAILABLE AREA: 230,000 SF available for sublease
OCCUPANCY: August 1, 2024
OFFICE: +/- 2,000 SF w/restrooms
CONSTRUCTION DATE: 1967
FLOORS: 6" concrete floors
CEILING HEIGHT: 32'
COLUMN SPACING: 40' x 45'
LOADING DOCKS: 8 on north side w/levelers
11 on south side w/levelers
1 drive-in door

LIGHTING: T8 lighting
HVAC: Gas forced heating units in warehouse (TBV) and office

UTILITIES: Supplied by CenterPoint
FIRE PROTECTION: 100% dry sprinkler system
PARKING: Concrete and asphalt
40 surface spaces

SECURITY: Fenced yard
ZONED: Industrial
PID #: 82-06-03-034-296.005-020
OPEX: \$0.62/SF



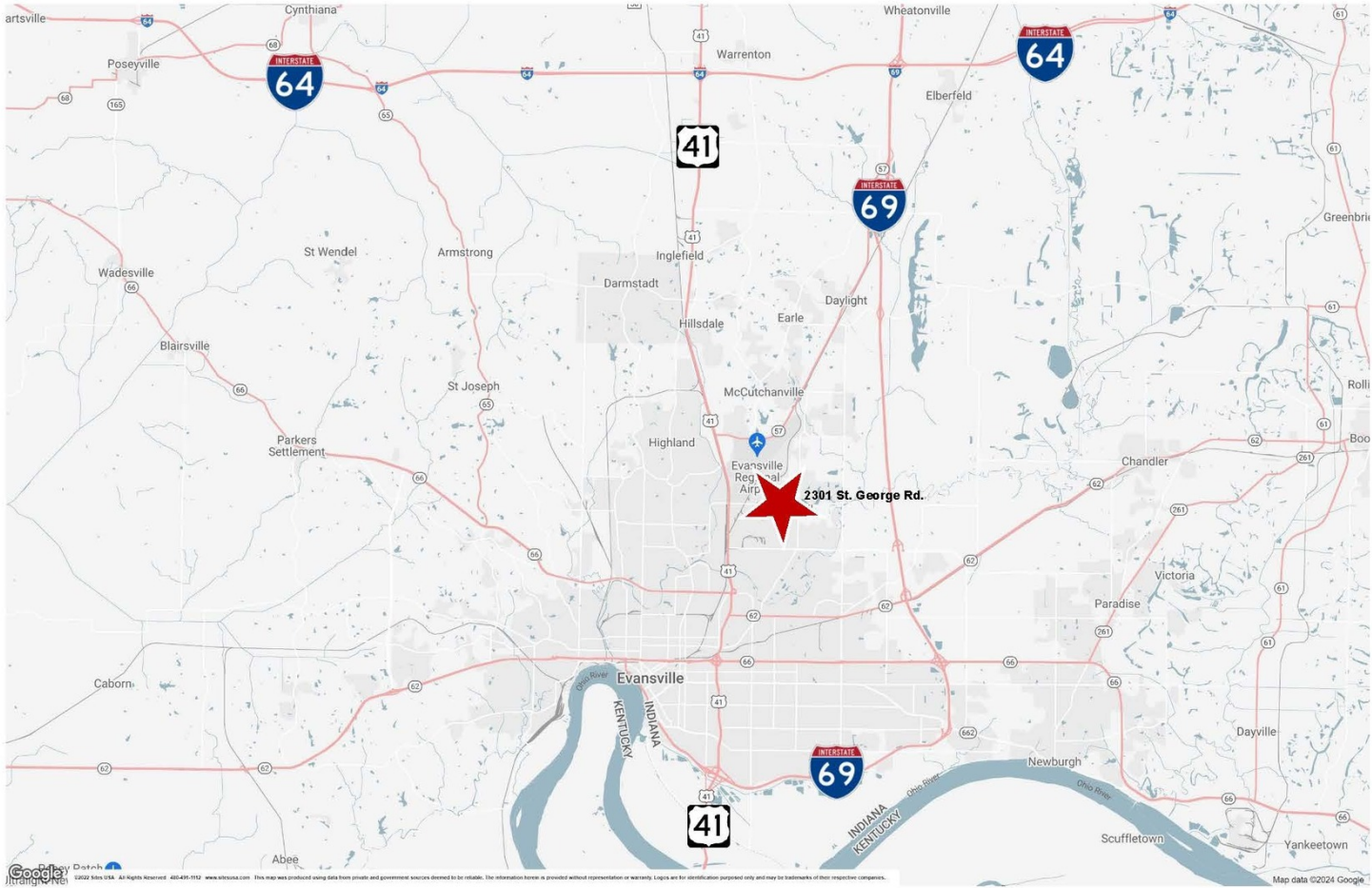
SATALITE PHOTOS



ADDITIONAL PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

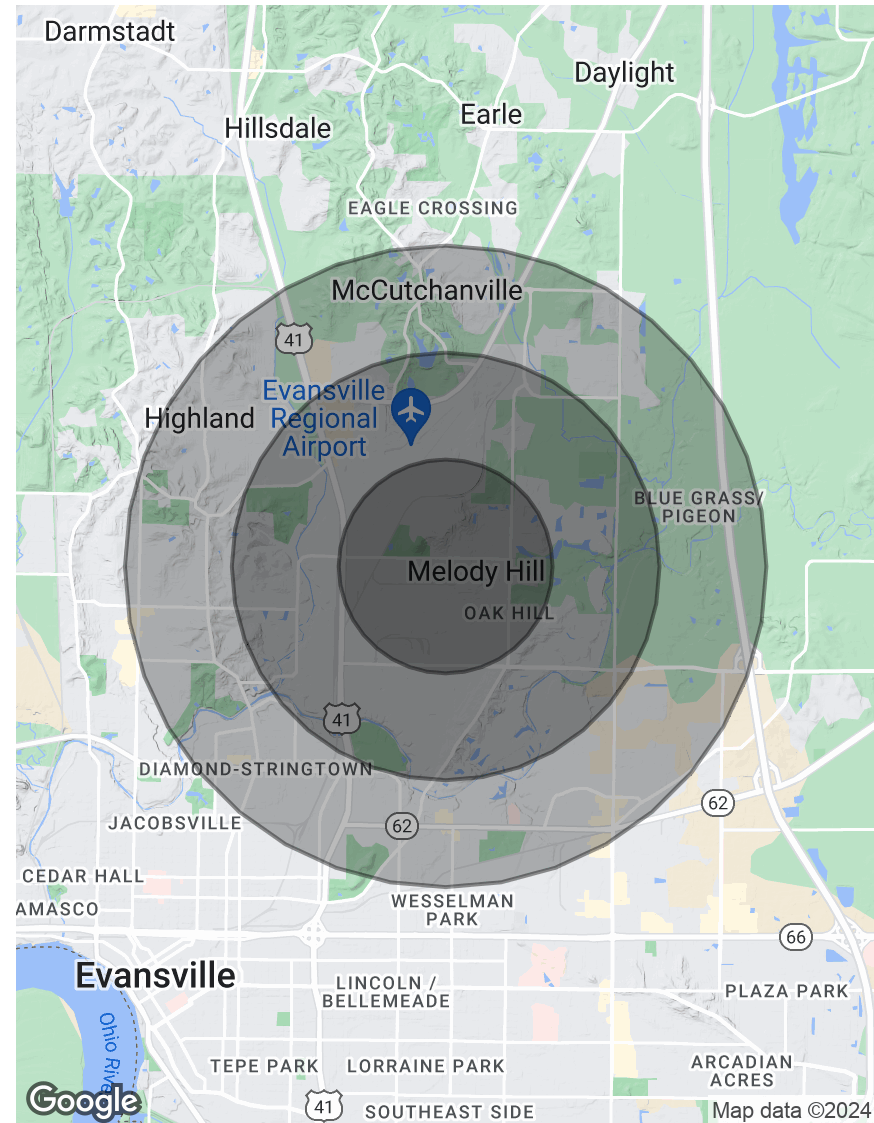
	1 MILE	2 MILES	3 MILES
Total Population	2,864	13,584	40,130
Average Age	42.6	44.3	42.8
Average Age (Male)	40.3	42.2	41.3
Average Age (Female)	44.4	45.9	44.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,202	5,796	18,422
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$80,618	\$78,661	\$68,932
Average House Value	\$159,973	\$159,278	\$140,185

LOCATION

	DISTANCE
US 41	1 Mile
Interstate 69	4 Miles
Interstate 64	10.6 Miles
Downtown Evansville	7 Miles
Louisville, KY	114 Miles
Nashville, Tn	156 Miles
Indianapolis, IN	163 Miles
St. Louis, MO	168 Miles
Chicago, IL	294 Miles



CONTACT



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