



## Property Highlights

- Access to US-41 & Interstate 69
- Rail access potential (subject to verification)
- Proximity to Evansville Regional Airport & key logistics infrastructure
- Ideal for manufacturing, warehouse, distribution, or flex use
- Ceiling height 25'-34'
- Electrical: 100 KVA
- Warehouse 80,575 SF
- Office 5,127 SF

## Offering Summary

<b>Sale Price:</b>	\$4,250,000
<b>Building Size:</b>	85,702 SF
<b>Lot Size:</b>	172,933 SF
<b>Price / SF:</b>	\$49.59
<b>Zoning:</b>	M-2
<b>Market:</b>	Evansville, IN

**FLYER**

1618 Lynch Rd, Evansville, IN 47711



## Property Description

Positioned within Evansville's established industrial market, 1618 Lynch Rd offers a highly functional  $\pm 85,702$  square foot single-building industrial facility situated on a  $\pm 172,933$  square foot lot. Designed to support a wide range of manufacturing, warehousing, and distribution operations, the property provides excellent access to major transportation routes and local infrastructure.

The building features clear heights ranging from approximately 25' to 34', allowing for efficient racking, production, or bulk storage. Loading capabilities are well suited for high-volume operations, with 13 dock-high doors and 2 drive-in bays providing flexible shipping and receiving options. Zoned M-2, the property accommodates a variety of industrial uses and offers users or investors long-term flexibility. With its scale, functionality, and strategic Evansville location, this facility represents a strong opportunity for industrial users seeking a well-located asset with efficient logistics and room for operational growth.

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1618 Lynch Rd, Evansville, IN 47711

# For Sale

85,702 SF | \$4,250,000  
Industrial Space

## Sale Price

\$4,250,000

## Location Information

Building Name	1618 Lynch Rd
Street Address	1618 Lynch Rd
City, State, Zip	Evansville, IN 47711
County	Vanderburgh

## Building Information

Building Size	85,702 SF
Occupancy %	0.0%
Tenancy	Single
Number of Dock High Doors	13
Number of Drive in Bays	2
Ceiling Height	34 ft
Minimum Ceiling Height	24 ft
Office Space	5,127 SF
Number of Floors	1
Year Built	1964
Gross Leasable Area	85,702 SF
Construction Status	Existing
Warehouse %	94.0%
Framing	Steel

## Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-2
Lot Size	172,933 SF
APN #	12-240-34-299-013

## Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	105

## Amenities

HVAC	Roof Mounted
Roof	Rubber Membrane
Landscaping	Grass, bushes, trees, and landscaping beds
Exterior Lighting	Pole Mounted Flood Lights
Foundation	Concrete
Exterior Walls	Concrete Block & Metal Panels
Warehouse Flooring	Smooth Concrete
Office Flooring	Vinyl tile & Commercial Grade Carpeting
Docks	13

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# For Sale

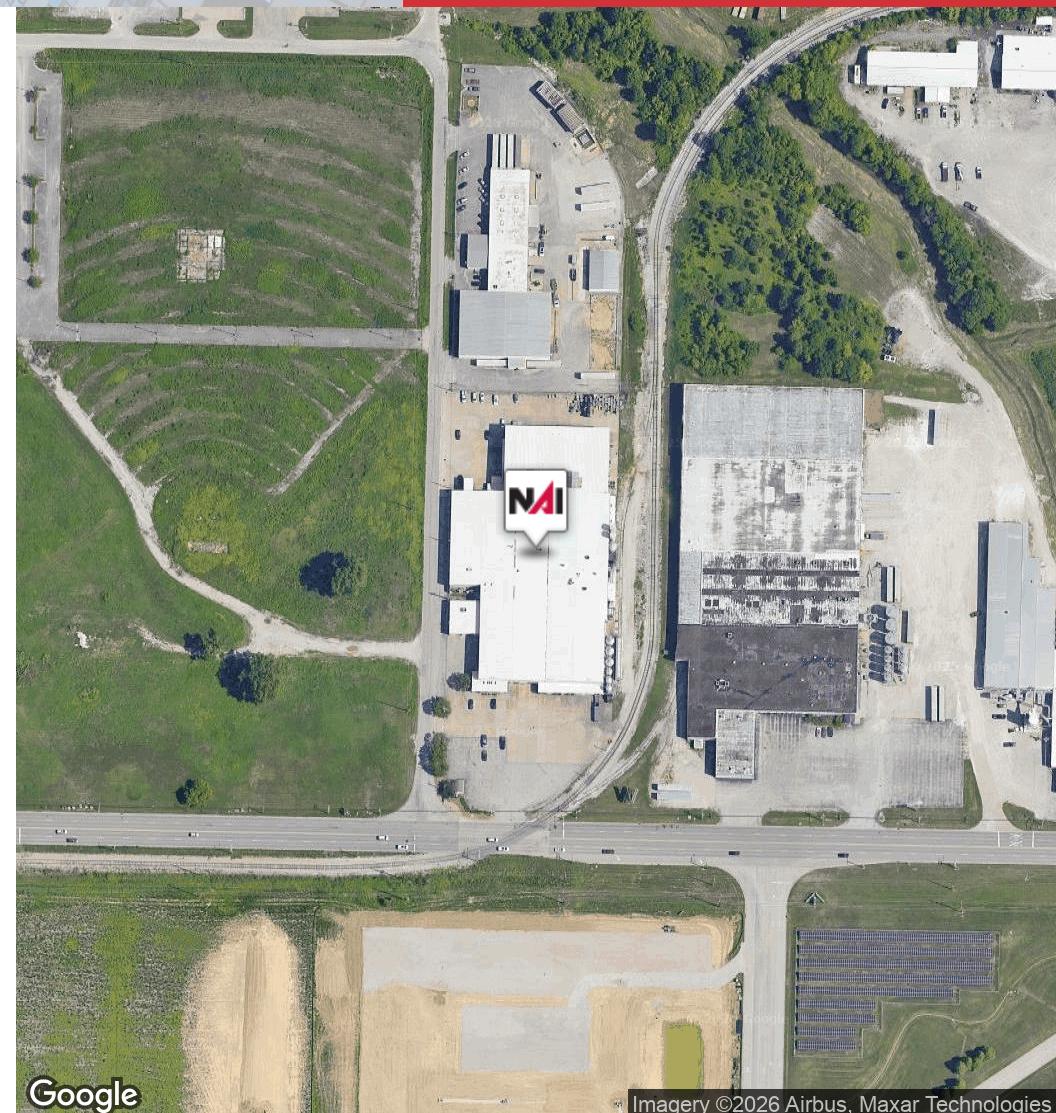
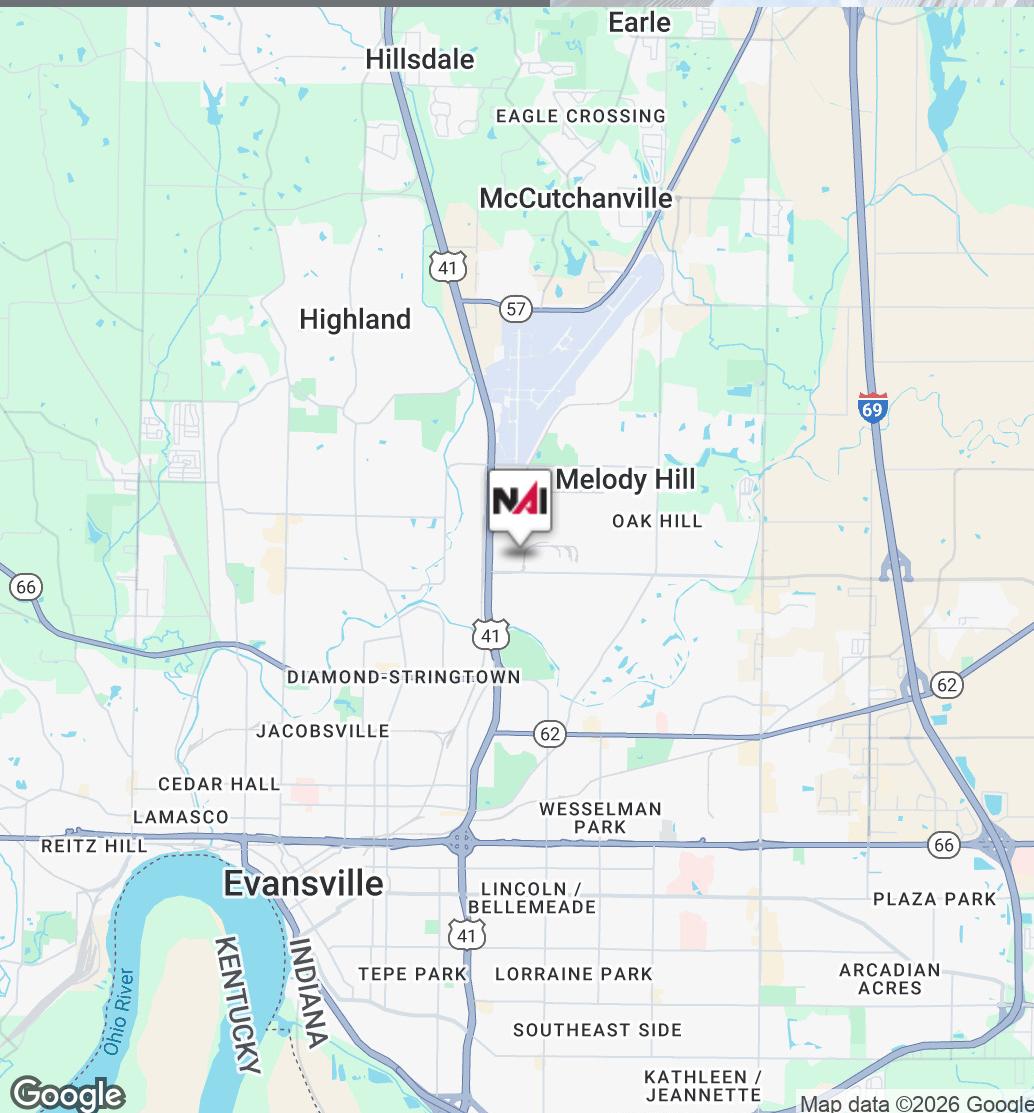
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