



**F.C. Tucker
Commercial**

AVAILABLE

900 W Indiana Street

EVANSVILLE, IN 47712

RESEARCH & DEVELOPMENT CENTER

WILL SUBDIVIDE - WAREHOUSE / LAB / OFFICE

WATCH THE VIDEO



- **Sublease Price:** \$5.99 / SF / NNN
- **Total Available SF:** 59,739 SF
- **Sublease SF:** 39,782 SF (until 12/31/2026)
- **Direct Lease SF:** 19,957 SF
- **Lot Size:** 1.56 Acre
- **Year Built:** 1928, Total Rehab 2015
- **Zoning:** M-2
- **Ceiling Height:** 18' - Varies
- **Drive-in Doors:** One
- **# of Parking Spaces:** 80

- **Ext. Construction:** Brick
- **Roof:** Composite
- **Floor:** Concrete
- **Interior Walls:** Frame, Block
- **Sprinkler:** Yes
- **# of Restrooms:** 6
- **Water/Sewer:** City
- **Current Use:** Research & Development Center
- **Annual Taxes:** \$17,273.72 (2024 Pay 2025)
- **Showing:** Contact Listing Broker

This like new, research and development center, is located just off the intersection of the Lloyd Expressway and First Avenue, the major entrance to downtown Evansville. Previously operated by GE Appliances, a Haier Company, the center was formerly an appliance development center. Completely furnished class A offices and call center. There is a structured observation room equipped with one-way glass, numerous conference rooms, and a DaVinci training room with 3 TVs, speaker system, laptop controlled. The building has a security system with badge swipe capability, camera system, and interior door lock-down system. Test labs with 480 volt, 3 Phase throughout and bus duct throughout 12,500 volt, 480/277. 24" water supply. Additional square footage within the building is available, as well as an additional maintenance facility of 16,800 SF across the street. CAD drawings are available upon request.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com



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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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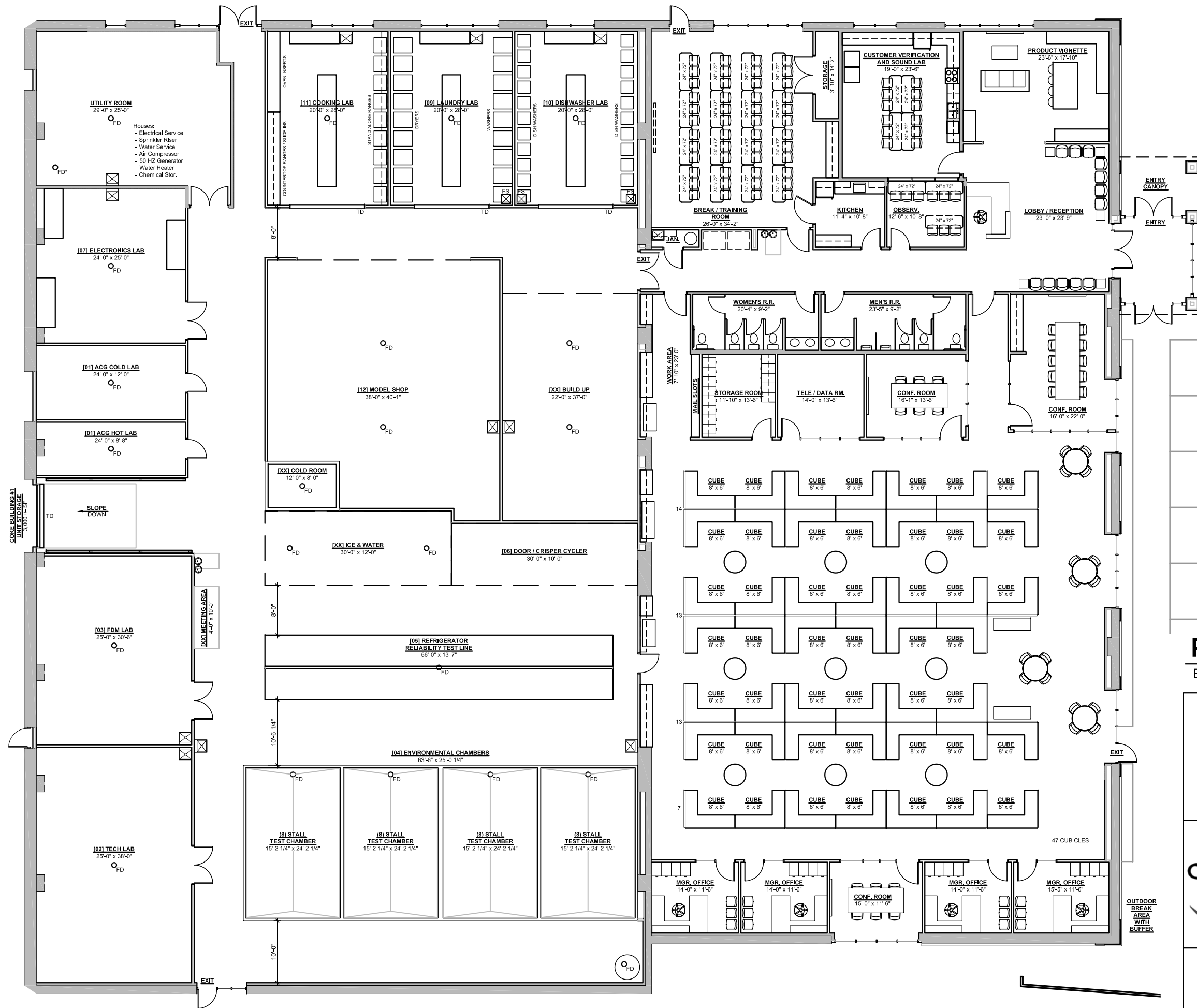


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Proposed Floor Plan

Building #2 & 3 - CD - Rev. 00

1/16 = 1'-0"

Haier



Engineering
Surveying
Architecture
Construction Management

4800 Rosebud Lane
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Haier America, Inc.
Evansville R&D Center
CD Floor Plan - Rev. 00

Designed By:	Job Number:
DCM	9362.1.001
Drawn By:	Date:
DCM	12.05.2014
Filename:	
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