



AVAILABLE

3222 Commerce Drive
NEWBURGH, IN 47630



FOR LEASE

- **Lease Price:** \$6.50 / SF / NNN
- **NNN Charges:** \$1.32 / SF
- **Total SF:** 6,000 SF
 - Warehouse SF: 5,350 SF
 - Office SF: 650 SF
- **Lot Size:** 0.88 Acres
- **Year Built:** 2007
- **Zoning:** M-2
- **Ceiling Height:** 14'
- **Drive-in Doors:** 6
- **# of Parking Spaces:** Ample
- **Ext. Construction:** Metal
- **Roof:** Metal
- **# of Restrooms:** 2
- **Current Use:** Vacant
- **Showing:** Call Listing Broker to Schedule

Very nice post frame building featuring a small office with kitchenette and 2 bathrooms. Spacious warehouse has radiant heat in the floor and is wide open for easy use. The building has 6 OHD's with the ability to add 3 additional OHD's on the northside of the building. Plenty of graveled parking space or storage area.

For more information, contact:

Kyle Bernhardt, Broker

Direct: 812-455-7577 • Kyle.Bernhardt@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

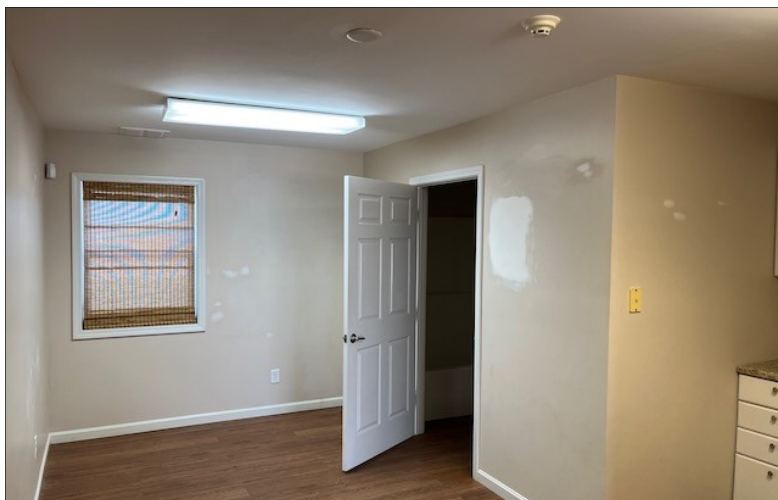
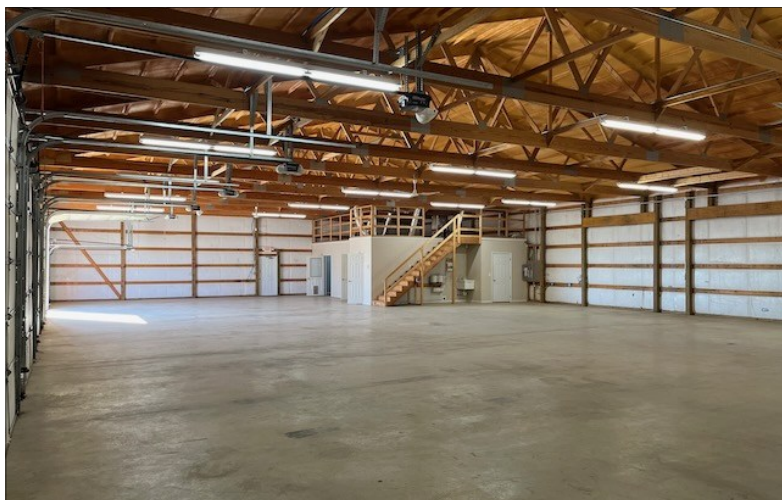
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