

**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**

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**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

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