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1501 Allens Lane, Evansville, IN 47710 | Offering Memorandum



New Owner/User Opportunity
Dual Unit, Single Tenant
Leased Investment
Utilize Flex Space in Suite 2
NNN Leased thru July 2029

- **Sale Price:** \$1,200,000
- **Total SF:** 18,060 SF
 - Suite 1 (Vacant) 6,440 SF
 - Warehouse SF 2,380 SF
 - Office SF 4,060 SF
 - Suite 2 (Occupied) 11,620 SF
- **Lot Size:** 1.21 Acres
- **Year Built:** 1972
- **Zoning:** M-2
- **Ceiling Height:** 16' - 18'
- **OH Doors:** Yes
 - Suite 1 12' OH Door
 - Includes Floor Drain
 - Suite 2 16' OH Doors
- **Parking:** Fully Fenced
- **Ext. Construction:** Steel Frame & Metal Siding
- **Climate Control:** Yes
 - AC/Heat Offices
 - Hanging Heat Warehouse
- **# of Restrooms:** 6
- **Water/Sewer:** City
- **Taxes:** \$11,033.96 (2025 Pay 2026)
- **Financials:** Annual rent income to July 2029-\$55,929.96. True NNN lease term. Ask Broker for more details.
- **Showing:** Requires 24 hour advance notice. Contact Broker.
- **Location:** N of Diamond Ave
W of Kratzville Rd



Kristin Dannheiser, Broker

Direct: 812.455.0001 • Office: 812.473.6677 • KristinD@FCTuckerCommercial.com

812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

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.

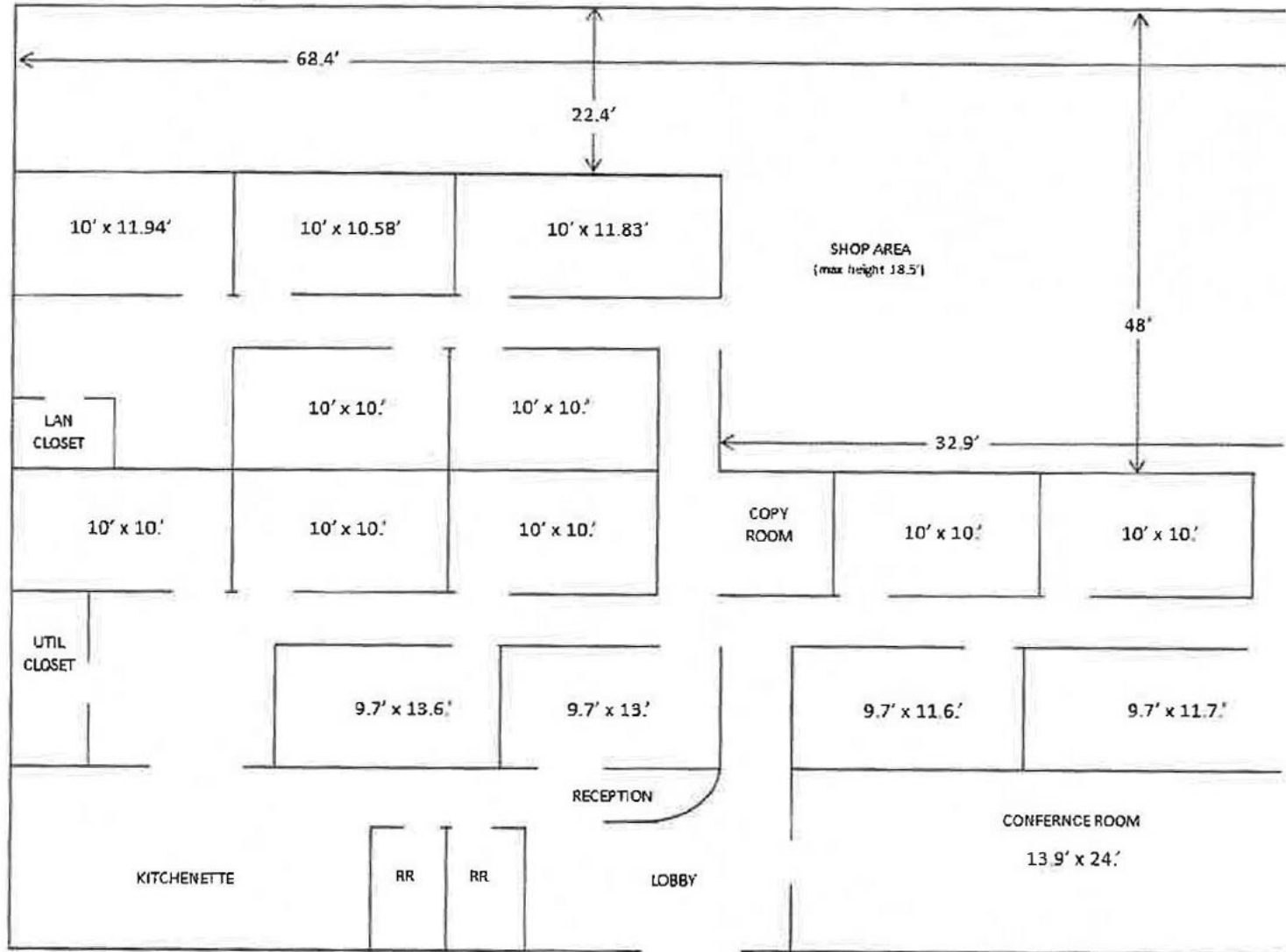


EXTERIOR PHOTOS



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SUITE 1



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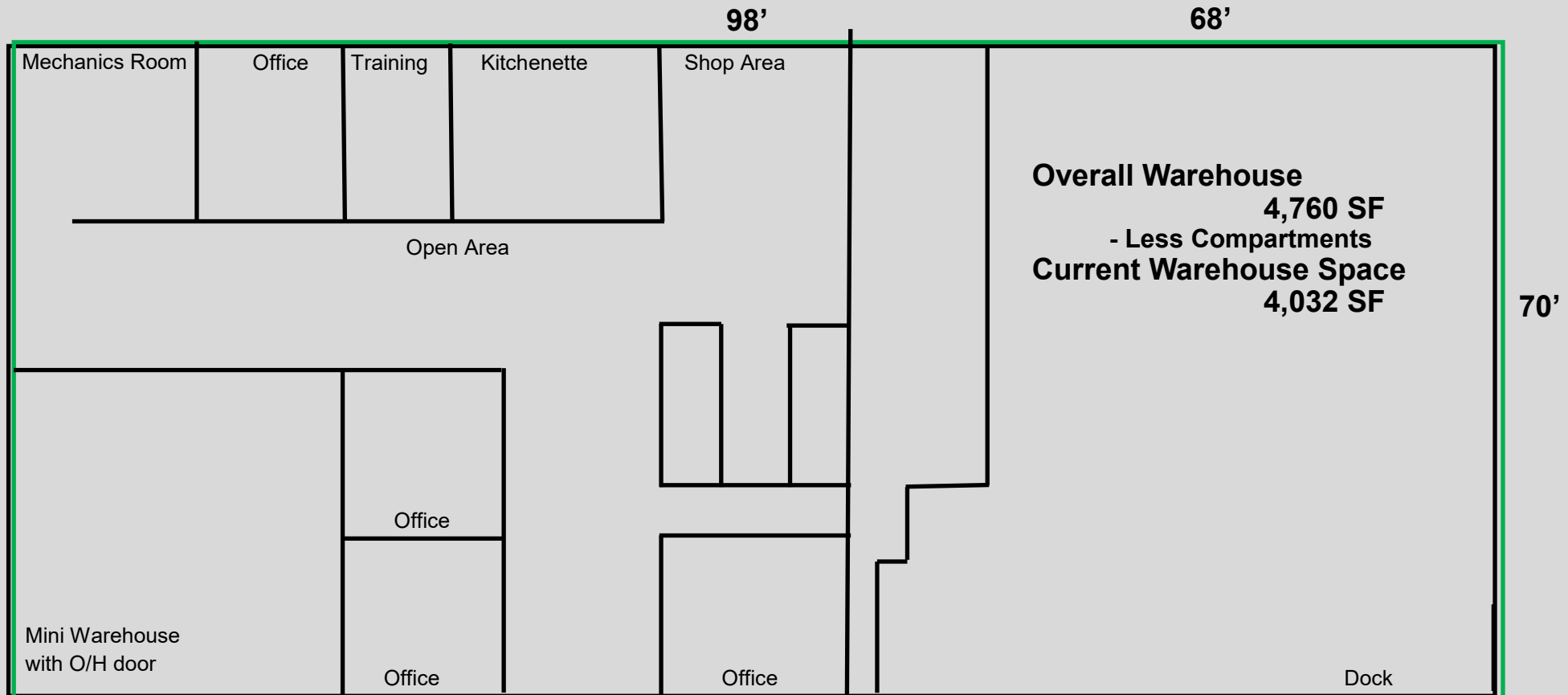


FLOORPLAN

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SUITE 2 11,620 SF TENANT OCCUPIED

Overall Dimensions 166' x 70'



****Potential for New Owner to have additional square footage prior to end of Tenant lease term.**

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**SUITE 1
OFFICE
4,060 SF
WAREHOUSE
2,380 SF**



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SUITE 1 6,440 SF

- Status: VACANT
- Features: Suite 1

Office area includes a large reception area with built-in desk; large conference and/or training room area, 14 private offices, small workroom, 2 restrooms, and large breakroom. Clean warehouse space.



Reception



Conference/Training



Multiple Offices



Breakroom



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SUITE 2 11,620 SF

- Status: TENANT OCCUPIED
- Features: Suite 2

Offices include large bull pen area; large conference room with a private bath, workroom with storage behind reception area, and small break room.

There is small garage area with overhead door off the bull pen area.

Service/shop area which has cooling and heating, includes two additional small offices and lots of storage.

4 restrooms.



Bull Pen Area



Reception/Main Entrance



Warehouse



Shop/Service



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