F.C. Tucker Commercial

# AVAILABLE

# Stringtown Warehouse

*1625 N Garvin Street*
*EVANSVILLE, IN 47711*

## $1.00 Per SF*

- **Lease Price:** $1.80/SF/Modified Gross
- **Sale Price:** $2,800,000
- **Available SF:** 345,222 SF
- **Divisible to:** 10,000 SF
- **Lot Size:** 13.69 Acres
- **Year Built:** 1923
- **Zoning:** M-2
- **Ceiling Height:** 14' - 18'
- **# of Parking Spaces:** 100
- **Ext. Construction:** Brick/Block/Steel
- **Roof:** Sawtooth
- **Floor:** Concrete/Wood
- **Sprinkler:** Wet Water
- **Overhead Cranes:** 1
- **Levelers:** 6
- **Outside Storage:** Available/Fenced
- **Electric:** 3 Phase
- **Gas:** Yes
- **Property Taxes:** $62,376.50
- **Showing:** Call Listing Agent
- **Location:** Stringtown & Garvin St
- **Loopnet #:** 14918188/16858679
- **ICREX #:** 703184/2146588

**$1.00 Per SF is for 100,000 SF and up terms and conditions apply.**
**Small Sections available for $1.80 per SF + utilities. Perfect space for light manufacturer, service related businesses as well as distribution warehouses. Building is multi-tenant and can be configured to your needs. It has been maintained well, and has recently had a new roof system installed. This site is centrally located in the middle of the city, and close to Bristol Meyers, GE Plastics, Berry Plastics, Alcoa, Whirlpool, and Toyota Motor Co.**

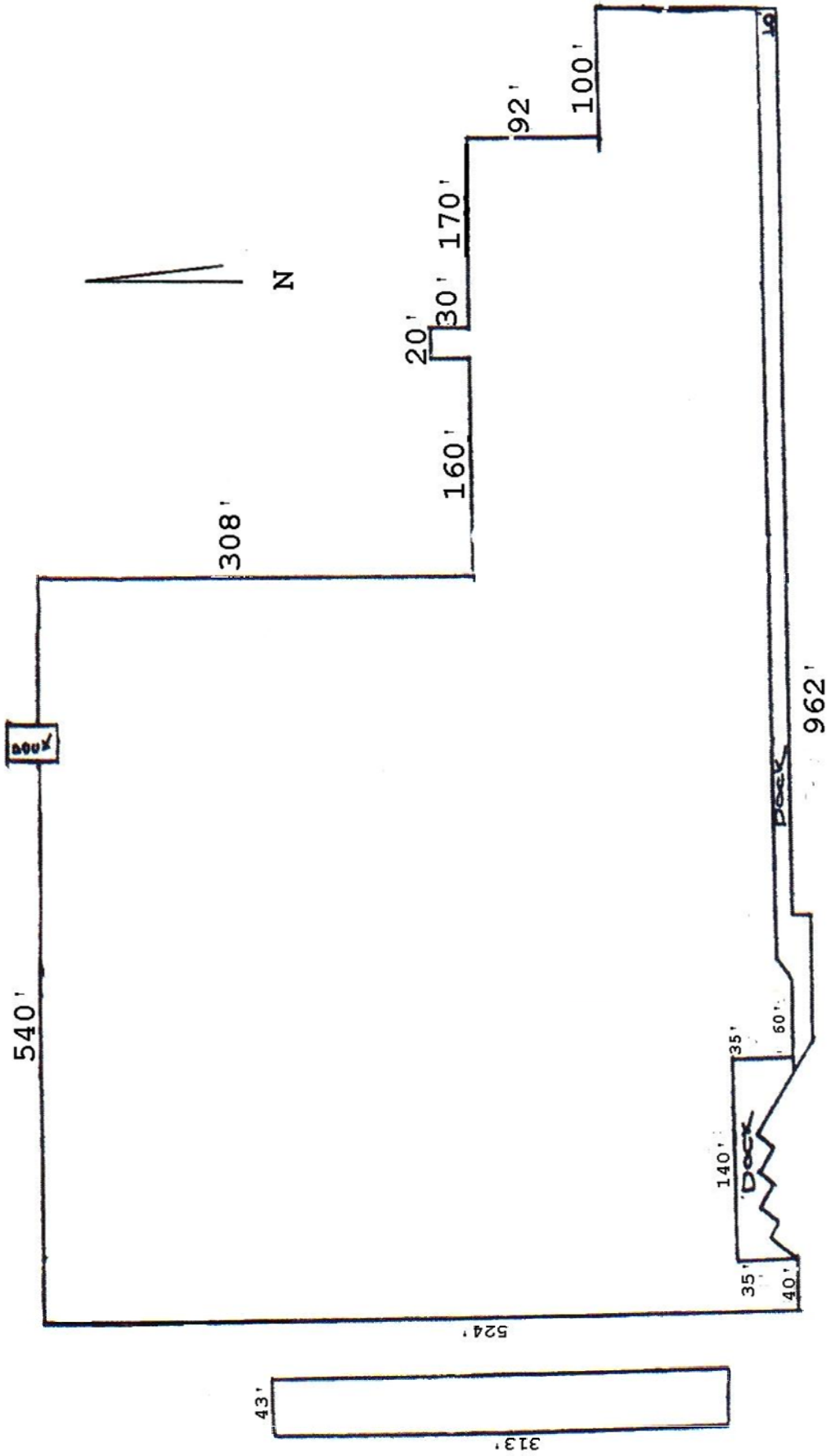
## For More Information, Contact:

**Ken Newcomb Jr., President**
**Direct: 812.204.4004**
**Fax: 812.473.6684**
**kennewcomb@fctuckercommercial.com**

7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
812-473-6677 • Fax: 812-473-6684

FCTuckerCommercial.com

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.




**BUILDING SKETCH**

Hahn Property, 1625 North Garvin Street,
Evansville, Indiana 47711, File Number: 05-04-04