

INDUSTRIAL > FOR SALE / LEASE



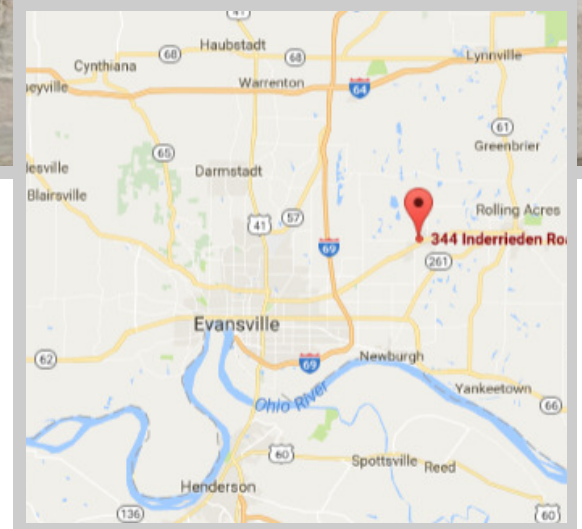
±14,456 SF - Warehousing / Manufacturing



344 Inderrieden Road, Chandler, IN

Parcel #: 87-08-36-100-401.000-020 - Warrick County - Ohio Township

- ▶ ± 14,456 SF Total
- ▶ ± 2 acres of Land
- ▶ Excellent Access to Highways and Evansville Airport
- ▶ Single or Multi-Tenant/User Property
- ▶ Newly-built High End 3,200 SF Office/Warehouse Structure
- ▶ Fully Fenced Parking / Outdoor storage yard



LISTED BY:



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ASKING PRICE: \$595,000

LEASE RATE: See Next Page

1. Lease for \$500/mo.



1,536 SF (48' x 32')

2. Lease for \$2200/mo.

Floor Plan on Next Page



3,200 SF (80' x 40') -
Office & Warehouse
Concrete Structure
Built in 2014

3. Lease for \$400/mo.



1,200 SF (40' x 30')

4. Lease for \$1000/mo.



2,400 SF (60' x 40')
100% Warehouse - Full HVAC

5. Lease for \$400/mo.



1,300 SF (40.5' x 32')

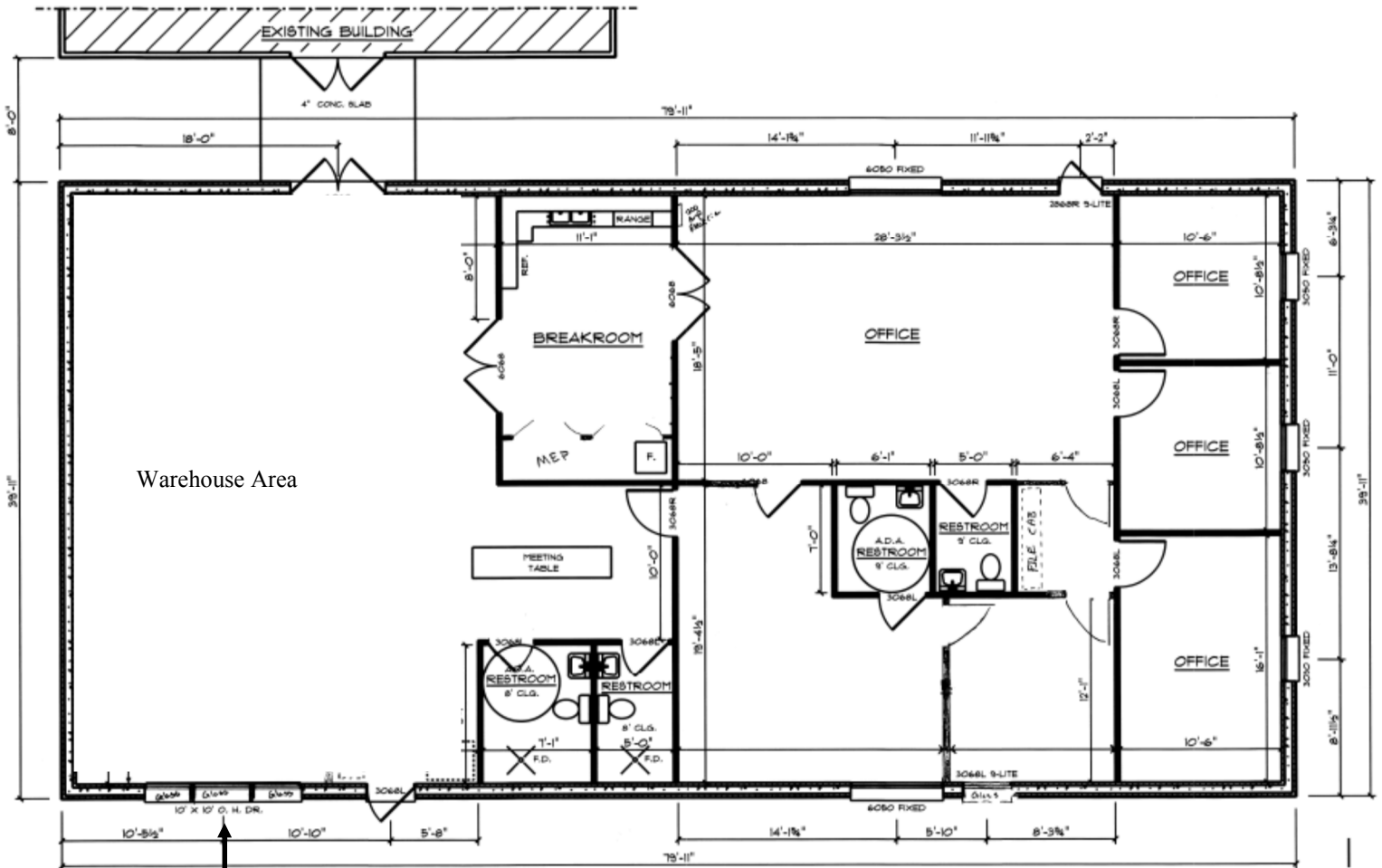
6. Lease for \$1500/mo.



4,820 SF (48.5' x 119')
Heat Only
Office Areas on each end



Building #2 - Floor Plan



FLOOR PLAN

1-21-14 NO SCALE

NOTES:
 AMERICAN VINYL D/H WINDOWS.
 TRUSS ROOF. (DETAILS BY OTHERS)
 1" I.C.F. EXTERIOR WALLS. 12" TALL.
 (SEE DETAILS BY OTHERS)

SQ. FT.
 TOTAL BUILDING 3200

CAN TURN BACK INTO
 DRIVE-IN DOOR

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ADDITIONAL PHOTOS



MARKET OVERVIEW— EVANSVILLE / SOUTHWEST INDIANA



Evansville, Indiana

Distance to:

Evansville	6 mi
Owensboro	32 mi
Louisville	115 mi
Nashville	150 mi
Saint Louis	170 mi
Indianapolis	175 mi
Cincinnati	215 mi
Memphis	280 mi
Chattanooga	280 mi
Chicago	300 mi
Columbus, OH	320 mi
Atlanta	395 mi

BUSINESS FRIENDLY (<http://iedc.in.gov/>)

INDIANA has methodically created a business environment where conditions are set for success. Whether it's minimizing operating expenses or delivering the workforce training and infrastructure you need to grow, Indiana is one of the most business-friendly states in America.

BEST BUSINESS ENVIRONMENT

- Indiana Earns 'A' Grade in Manufacturing & Logistics Health. The 2015 Manufacturing and Logistics Report Card issued by Conexus places Indiana among the nation's elite in four important categories: manufacturing health, logistics health, tax climate and global reach. (Conexus, 2015)
- Evansville ranks 1st in the Midwest and 5th in the nation as one of the Top Places To Do Business. (Business Review, Aug. 2015).
- Indiana ranks 5th in the nation for business friendliness and 7th for cost of living in CNBC's "America's Top States for Business" report (July 2012).
- Indiana ranks 1st in the Midwest and 5th in the nation in Chief Executive magazine's annual "Best & Worst States" survey (May 2012).
- Indiana ranks best in the Midwest and 8th overall in Area Development magazine's "Top States for Doing Business" study (Oct. 2012).

TOP TAX CLIMATE

Indiana ranks 1st in the Midwest and 11th nationally in the Tax Foundation's 2012 Business Tax Climate Index (Oct. 2012).

CORPORATE INCOME TAX REDUCTION

New legislation cut Indiana's corporate income tax from 8.0% to 6.5%, a reduction of 25%.

A RIGHT-TO-WORK STATE

On February 1, 2012 Indiana became the 23rd state in the nation and the first state in the industrial Midwest to pass right-to-work legislation. This new status creates an even more attractive environment for businesses and entrepreneurs alike to move their operations to the Hoosier State. There is strong evidence that the economy is indeed growing, with companies small and large expanding operations and hiring new workers. With the support of the legislative and executive branches of government, businesses can be encouraged by Indiana's move to join other right-to-work states to better compete for and win America's business.

AAA CREDIT RATING

Since 2010, Indiana has maintained the top bond rating from all three major credit rating agencies (S&P, Fitch, Moody's).



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