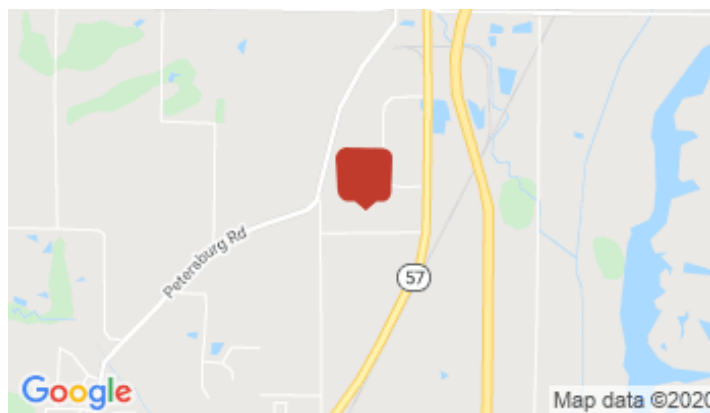


# 150,000 SF SHELL BLDG / #3801

## 14616 Foundation Ave., Evansville, IN 47725



Listing ID:	30514122
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Industrial-Business Park, Manufacturing
Contiguous Space:	150,000 SF
Total Available:	150,000 SF
Gross Land Area:	22.09 Acres
Lease Rate:	\$5.70 PSF (Annual)
Base Monthly Rent:	\$71,250
Lease Type:	NNN
Nearest MSA:	Evansville
County:	Vanderburgh
Loading:	12 Docks
Ceiling:	32 ft.
Office SF:	1,500 SF
Drive-In Bays:	2 Bays
Tax ID/APN:	82-04-01-009-277.005-030
Zoning:	M-2
Gross Building Area:	150,000 SF
Highway Access:	I-69
Rail Access:	Yes
Tenancy:	Single Tenant
Year Built:	2020
Construction/Siding:	Concrete - Tilt up



### Overview/Comments

150,000 SF SHELL Building / NEW CONSTRUCTION. Completion Date: SPRING 2020. This Shell Industrial Facility is strategically located within the Vanderburgh Industrial Park and is being offered For Lease to potential manufacturing, warehousing, and distribution companies needing approximately 150,000 SF. Building will be finished per Tenant's specifications and can be expanded to 302,500 SF. Building Details: - 150,000 SF (expandable to 302,500 SF). - 22.09 acres. - Concrete Tilt Wall Construction. - Possible Rail Service - Rail Spur 3 Lots North. - Food Grade Potential. - Aggressive Economic Incentives. - Developed Industrial Park Setting. - AT&T Fiber Ready. See Brochure for Further Details. See Agent for Custom Pricing.

#### More Information Online

<https://woodwardrealty.catylist.com//listing/30514122>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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