

# Proposed Industrial (Rail and Interstate Frontage) - #3763



## 5801 Ruston Lane, Evansville, IN 47725

Listing ID:	30271692
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Light Industrial, Manufacturing
Contiguous Space:	400,000 - 602,000 SF
Total Available:	602,000 SF
Gross Land Area:	37 Acres
Lease Rate:	\$3.75 - 4.15 PSF (Annual)
Base Monthly Rent:	\$188,125 - 208,191
Lease Type:	NNN
Nearest MSA:	Evansville
County:	Vanderburgh
Loading:	12 Docks
Office SF:	10,000 SF
Drive-In Bays:	2 Bays
Tax ID/APN:	unknown
Zoning:	M-2
Building/Unit Size (RSF):	602,000 SF
Highway Access:	I-69
Rail Access:	Yes
Tenancy:	Single Tenant



### Overview/Comments

This rail-served industrial property fronts I-69 and is ready for a custom facility to be constructed for a company looking for a 400,000-602,000 SF with the ideal amount of warehouse-office space, docks, employee parking, expansion capability, trailer parking, ceiling height, power, etc. Construction timeframe is approximately 6-7 months. For more information about Woodward Development, please visit – <https://www.woodwardrealty.com/development>. Proposed Specs: - 400,000-602,000 SF . - Pre-Engineered Steel Construction. - ± 37 acres. - 10,000 SF Office Buildout. - 32' Clear Height with 50' x 50' Column Spacing. - ± 75-100 Employee Parking Spaces. - 12 Docks with Equipment. - 2 Drive-in Doors. - Option for Rail Spur. - ESFR Sprinkler System . - Zoned M-2. Above specs to be modified per ...

#### More Information Online

<https://woodwardrealty.catylist.com//listing/30271692>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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