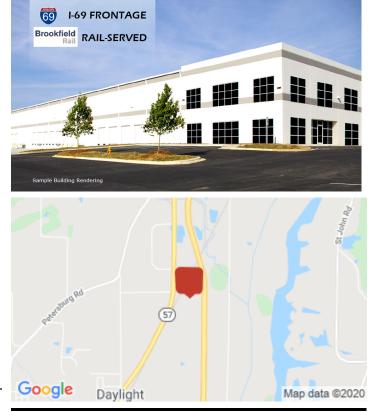
# Proposed Industrial (Rail and Interstate Frontage) -#3763 5801 Ruston Lane, Evansville, IN 47725



Listing ID: Status: Property Type: Industrial Type: **Contiguous Space:** Total Available: Gross Land Area: Lease Rate: **Base Monthly Rent:** Lease Type: Nearest MSA: County: Loading: Office SF: Drive-In Bays: Tax ID/APN: Zoning: Building/Unit Size (RSF): **Highway Access: Rail Access:** Tenancy:

30271692 Active Industrial For Lease Light Industrial, Manufacturing 400,000 - 602,000 SF 602,000 SF 37 Acres \$3.75 - 4.15 PSF (Annual) \$188,125 - 208,191 NNN Evansville Vanderburgh 12 Docks 10,000 SF 2 Bays unknown M-2 602,000 SF I-69 Yes

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. -  $\pm$  37 acres. - 10,000 SF Office Buildout. - 32' Clear Height with 50' x 50' Column Spacing. -  $\pm$  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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