Food-Grade Build to Suit - North Warrick Industrial Park / #3720
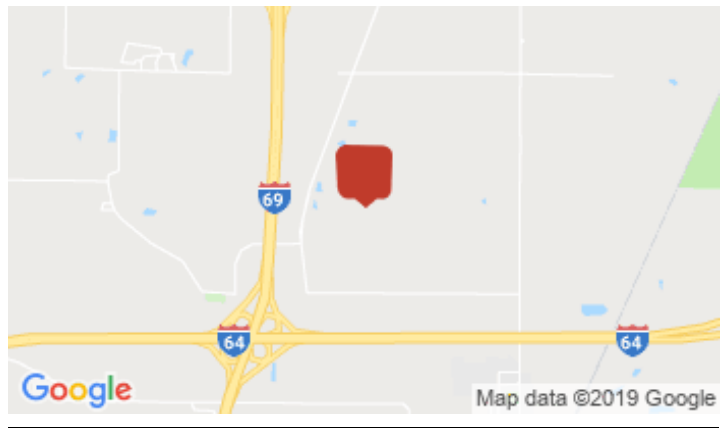
11733-A Industrial Park Dr., Elberfeld, IN 47613

Listing ID:	30153782
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Light Industrial, Manufacturing
Contiguous Space:	100,000 - 180,000 SF
Total Available:	100,000 SF
Gross Land Area:	12.40 Acres
Lease Rate:	$4.85 PSF (Annual)
Base Monthly Rent:	$40,416 - 72,749
Lease Type:	NNN
Nearest MSA:	Evansville
County:	Warrick
Loading:	4 Docks
Office SF:	1,500 SF
Drive-In Bays:	2 Bays
Tax ID/APN:	87-04-18-101-002.000-007
Gross Building Area:	100,000 SF
Tenancy:	Single Tenant

Overview/Comments

This 100,000-180,000 SF build-to-suit opportunity is located within the North Warrick Industrial Park a mile north of Evansville, Indiana right on I-69 next door to the Pepsi Distribution Center and North American Lighting. This facility will be custom built to the required specs of the tenant within a 6-7 month timeframe. , The advertised lease rate is based on a completed Food Grade turn-key facility with the following specs:, - 100,000 SF (expandable to 180,000 SF), - Metal Siding with Thermal Panel Walls and Masonry Band, - 1,500 SF Office Area, - ± 32' Ceilings, - 50' x 50' Column Spacing, - 6" Reinforced Concrete, - 20 Employee Parking Spaces, - ± 4 Docks with Dock Equipment, - 2 Drive in Doors, - ESFR Fire Suppression System, - T-5 Lighting w/ motion sensors, - Warehouse Heat - Air Rotation System, Please contact listing broker with questions and customized pricing.,

More Information Online

https://woodwardrealty.catylist.com//listing/30153782

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