

INDUSTRIAL > FOR SALE

±48,584 SF - WAREHOUSE / INDUSTRIAL FACILITY



4505 & 4545 E Boonville New Harmony Rd , Evansville, IN

INDUSTRIAL FLEX BUILDING FOR SALE

SALE PRICE - \$1,195,000

This unique property consists of 4 buildings containing a total of 48,584 SF under roof and sits on ±7.335 acres. The property is fully fenced behind the main building and has plenty of room for expansion or additional buildings. Located on the corner of Boonville New Harmony Road and US 57, this building has great access and excellent visibility.

Please see agent for all Property Tours

**** Seller will convey title to the Property to Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of **agricultural fertilizer**.**



For More Information:

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PROPERTY FEATURES

- ▶ **±48,584 SF TOTAL**
- ▶ Land: ±7.335 Acres
- ▶ Office: ±3,800 SF
- ▶ 2 Docks, ±9 Grade Level Drive-in Doors
- ▶ Zoning: M-2
- ▶ Built: 1965-2006
- ▶ Clear Height: ±14-16'
- ▶ Fire Suppression: None
- ▶ Fully Fenced Rear Yard with Gated Entry
- ▶ **Building Sizes:**
 - Building 1: ± 24,200 SF
 - Building 2: ± 9,440 SF
 - Building 3: ± 7,584 SF
 - Building 4: ± 7,400 SF
- ▶ **Utilities:**
 - Water: EWSU
 - Sewer: EWSU
 - Gas and Electric: Vectren Centerpoint
- ▶ Parcel ID #: 82-04-14-009-079.046-030
82-04-14-009-332.001-030
- ▶ 2020 Real Estate Taxes: \$12,961.42

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MARKET OVERVIEW— EVANSVILLE / SOUTHWEST INDIANA



Evansville, Indiana

Distance to:

| | |
|--------------|--------|
| Louisville | 115 mi |
| Nashville | 150 mi |
| Saint Louis | 170 mi |
| Indianapolis | 171 mi |
| Cincinnati | 215 mi |
| Memphis | 280 mi |
| Chattanooga | 280 mi |
| Chicago | 300 mi |
| Columbus, OH | 320 mi |
| Atlanta | 395 mi |
| Kansas City | 415 mi |
| Detroit | 475 mi |
| Dallas | 750 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

- Evansville is **Indiana's 3rd largest city**, located along the Ohio River, in Indiana's great southwest. We are the hub city for a 26 county tri-state region, representing parts of Indiana, Kentucky and Illinois with a population of 730,000+ within a one hour drive.
- **Southwest Indiana is known as the Crossroads of America**, within a day's drive of 75 percent of the U.S. and Canadian populations and accessible to every U.S. Market by road, rail, air and water.
- With a population of nearly 120,000 people in the city limits, and **more than 300,000 people in the metropolitan area**, Evansville is the social and economic hub for our tri-state region
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation.
- Indiana is the **Best State for Business in the Midwest and #5 in the nation**. (Chief Executive magazine, 2017)
- Indiana ranks **#2 for Cost of Doing Business and Cost of Living**. (CNBC America's Top States for Business, 2017)
- Indiana Earns '**A**' Grade in **Manufacturing & Logistics Health**. The 2015 Manufacturing and Logistics Report Card issued by Conex-us places Indiana among the nation's elite in four important categories: manufacturing health, logistics health, tax climate and global reach. (Conexus, 2015)

TOP TAX CLIMATE

Indiana offers the **Best State Tax Climate in the Midwest** and ranks #8 in the nation. (Tax Foundation, 2017)

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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