WOODWARD commercial realty, inc.

±14,456 SF - Warehousing / Manufacturing

344 Inderrieden Road, Chandler, IN

Parcel #: 87-08-36-100-401.000-020 - Warrick County - Ohio Township

- **± 14,456 SF Total**
- ± 2 acres of Land

Þ

- Excellent Access to Highways and Evansville Airport
- Single or Multi-Tenant/User Property
- Newly-built High End 3,200 SF Office/Warehouse Structure
- Fully Fenced Parking / Outdoor storage yard

ASKING PRICE: \$595,000 LEASE RATE: See Next Page



LISTED BY:



J. Cory Mills, CCIM Woodward Commercial Realty, Inc cmills@woodwardrealty.com 812-474-1900

Greg J. Folz Woodward Commercial Realty, Inc gfolz@woodwardrealty.com 812-474-1900



1,536 SF (48' x 32')

3. Lease for \$400/mo.

1.

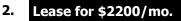


1,200 SF (40' x 30')

5. Lease for \$400/mo.



1,300 SF (40.5' x 32')





3,200 SF (80' x 40') -Office & Warehouse Concrete Structure Built in 2014

4. Lease for \$1000/mo.



2,400 SF (60' x 40') 100% Warehouse - Full HVAC

6. Lease for \$1500/mo.

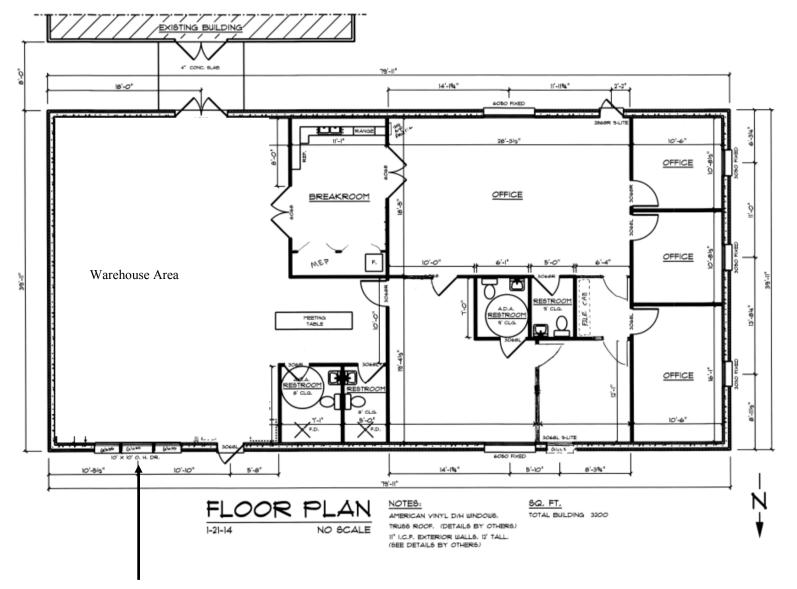


4,820 SF (48.5' x 119') Heat Only Office Areas on each end

INDUSTRIAL > FOR SALE / LEASE

Building #2 - Floor Plan





CAN TURN BACK INTO DRIVE-IN DOOR

ADDITIONAL PHOTOS















MARKET OVERVIEW- EVANSVILLE / SOUTHWEST INDIANA



Evansville,	Indiana
Distance to:	
Evansville Owensboro Louisville Nashville Saint Louis Indianapolis Cincinnati Memphis Chattanooga Chicago Columbus, OH Atlanta	6 mi 32 mi 115 mi 150 mi 170 mi 175 mi 215 mi 280 mi 280 mi 300 mi 320 mi 395 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

- Indiana Earns 'A' Grade in Manufacturing & Logistics Health. The 2015 Manufacturing and Logistics Report Card issued by Conexus
 places Indiana among the nation's elite in four important categories: manufacturing health, logistics health, tax climate and global
 reach. (Conexus, 2015)
- Evansville ranks 1st in the Midwest and 5th in the nation as one of the Top Places To Do Business. (Business Review, Aug. 2015).
- Indiana ranks 5th in the nation for business friendliness and 7th for cost of living in CNBC's "America's Top States for Business" report (July 2012).
- Indiana ranks 1st in the Midwest and 5th in the nation in Chief Executive magazine's annual "Best & Worst States" survey (May 2012).
- Indiana ranks best in the Midwest and 8th overall in Area Development magazine's "Top States for Doing Business" study (Oct. 2012).

TOP TAX CLIMATE

Indiana ranks 1st in the Midwest and 11th nationally in the Tax Foundation's 2012 Business Tax Climate Index (Oct. 2012).

CORPORATE INCOME TAX REDUCTION

New legislation cut Indiana's corporate income tax from 8.0% to 6.5%, a reduction of 25%.

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).



J. Cory Mills, CCIM Woodward Commercial Realty, Inc cmills@woodwardrealty.com 812-474-1900

Greg J. Folz Woodward Commercial Realty, Inc gfolz@woodwardrealty.com 812-474-1900