



AVAILABLE FOR SALE OR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
1625 ST. GEORGE ROAD | EVANSVILLE, IN | 47711



1625 St. George Road | Evansville, Indiana | 205,982 SF



PHOENIX INVESTORS

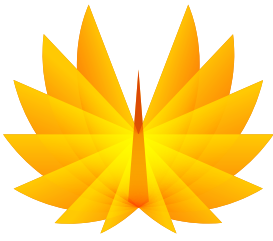
Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Ryan Holzauer
414-930-5437
rholzauer@phoenixinvestors.com

SPACE FEATURES

- Multiple loading docks
- Rail access
- Heavy power throughout
- Located near Evansville Regional Airport
- Outdoor space available for trailer storage
- Additional high-bay space on 2nd level



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Building Size:	205,982 SF
Floors:	2
Available Space:	205,982 SF
Minimum Divisible:	25,000 SF
Max Contiguous:	205,982 SF
Warehouse Space	205,982 SF
Office Space:	BTS
Construction:	Roof: Rubber membrane Walls: Masonry Floors: 6" Reinforced concrete
Year Built:	1943 - Renovated 2018-2019
Sprinklers:	100% Wet
Parking:	76 Surface spaces plus trailer parking
Land Area:	16.16 Acres
Zoning:	M2: General Industrial
Parcel ID:	82-06-04-034-298.012-020
Clear Height:	20-31'
Column Width/Depth:	Varies
Elevators	Multiple freight
Drive-In Doors:	2
Dock Doors:	18
Lighting:	Fluorescent
Power:	Heavy power
Rail Access:	Spur served by ISRR
OpEx Estimate 2018:	\$0.31



FOR COMPLETE INFORMATION CONTACT:

✉ RHOLZHAUER@PHOENIXINVESTORS.COM | ☎ (414) 930-5437
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



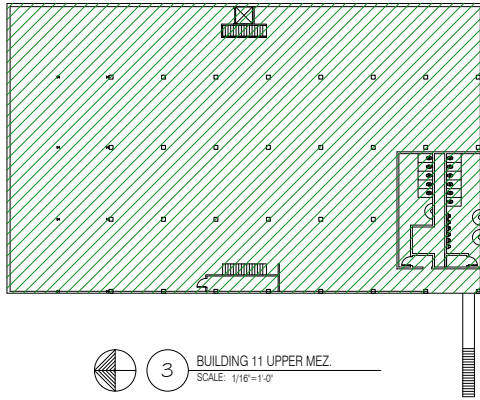
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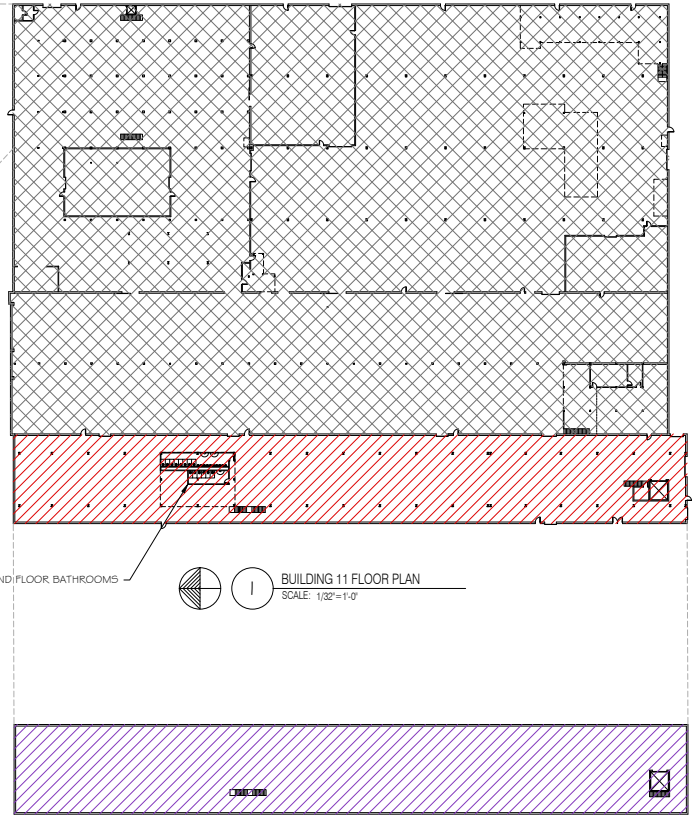
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SITE PLAN



3 BUILDING 11 UPPER MEZ.
 SCALE: 1/16"=1'-0"

SQUARE FOOTAGE BREAKDOWN				
HATCH	BUILDING	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FOOTAGE
	BLDG 11 LOW/HIGH BAY	EXISTING TENANT	20'-0" - 27'-6"	133,130 SQFT
	BLDG 11 HIGH BAY	VACANT	22'-5"	28,189 SQFT
	BLDG 11 UPPER MEZZANINE	VACANT	8'-0"	16,231 SQFT
	BLDG 11 HIGH BAY MEZZANINE	VACANT	23'-0"	28,432 SQFT
N/A	TOTAL	N/A	N/A	205,982 SQFT



1 BUILDING 11 FLOOR PLAN
 SCALE: 1/32"=1'-0"

2 BUILDING 11 MEZ. FLOOR PLAN
 SCALE: 1/32"=1'-0"

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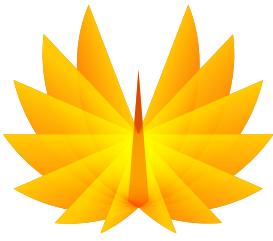
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ADDITIONAL INFORMATION

Transportation: US-41: 1 mile
I-69: 10 miles
Evansville Regional Airport: 3 miles

Location: Saint Louis: 170 miles
Indianapolis: 175 miles
Chicago: 300 miles

Major Employers: Toyota
Industrial Contractors
Alcoa Warrick

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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