

Louisiana St, 816 E / #2311

816 E Louisiana St, Evansville, IN 47711



Listing ID:	30335053
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Light Industrial
Gross Land Area:	5 Acres
Sale Price:	\$1,500,000
Unit Price:	\$14.85 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Evansville
County:	Vanderburgh
Loading:	4 Docks
Ceiling:	18 ft.
Drive-In Bays:	10 Bays
Tax ID/APN:	82-06-20-031-101.009-029
Zoning:	M-3
Property Use Type:	Investment, Vacant/Owner-User
Building/Unit Size (RSF):	100,998 SF
Cap Rate:	13.0%
Tenancy:	Multiple Tenants
Construction/Siding:	Metal Siding
Parking Type:	Surface



Overview/Comments

Great Investment Opportunity!!! 13% Cap Rate. Multi Tenant warehouse available. Ideal location just off Hwy 41 and Columbia. . 58,000 sf contiguous high bay 22' to deck, 14-18' clear, with dock. New 3 year lease in place with International tenant. 10,500 sf of this property is leased to multiple tenants with the remainder of smaller space available to be leased by new owner. - Building has a new roof in 2018. - New LED lighting throughout. - CA required for lease review. Contact listing agent for additional information.

More Information Online

<https://woodwardrealty.catylist.com//listing/30335053>

QR Code

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Property Contacts



Lisa M Raben

Woodward Commercial Realty, Inc.

812-457-2020 [M]

812-474-1900 [O]

lraben@woodwardrealty.com