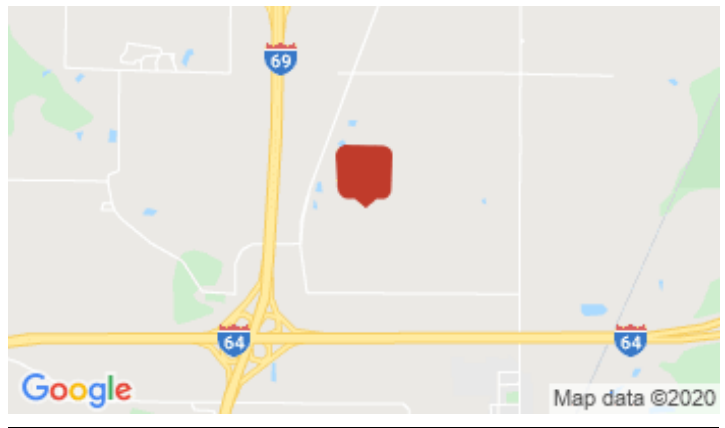


Food-Grade Build to Suit - North Warrick Industrial Park / #3720



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
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>

QR Code

Scan this image with your mobile device:



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