



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

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SPACE FEATURES

- Under renovation
- New roof
- Rail access



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PROPERTY DETAILS

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:	6
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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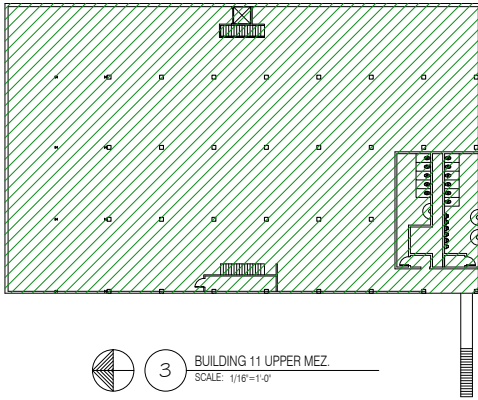
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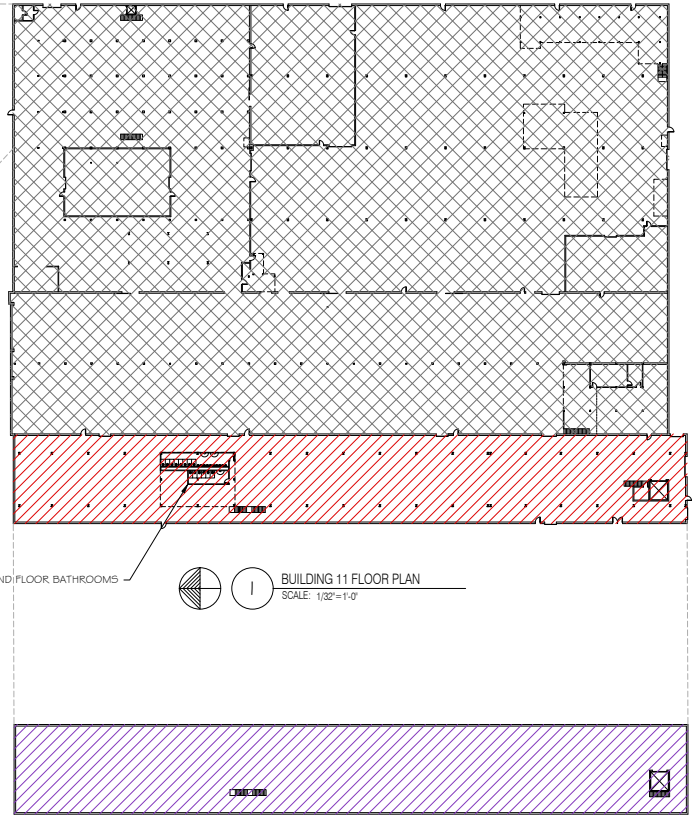
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SITE PLAN



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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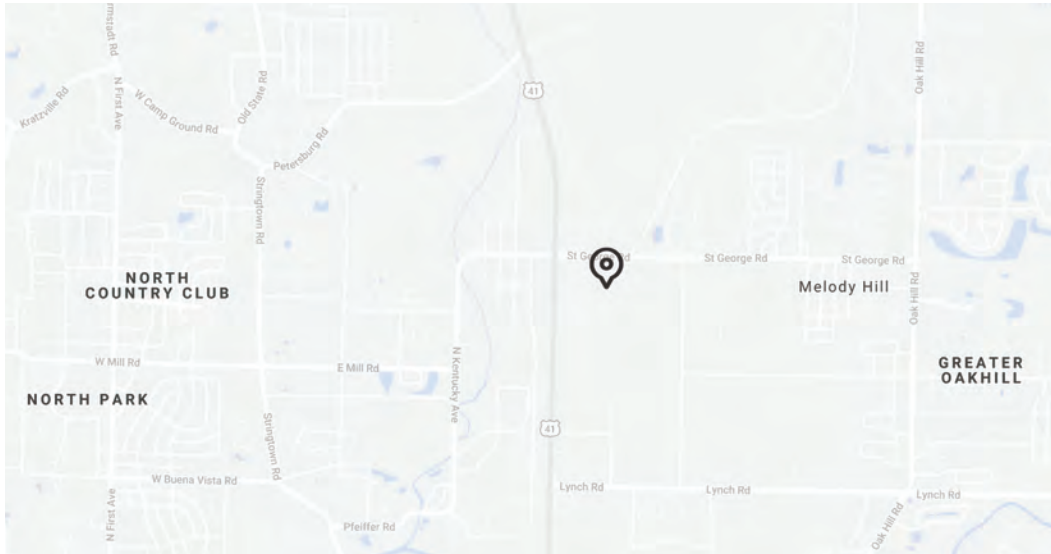
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LOCATION MAP



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