



**F. C. Tucker Commercial**  
*A Strategic Alliance with Turley Martin Tucker*

7820 Eagle Crest Blvd. Suite 200 • Evansville, IN • 47715  
 812-473-6677 • Fax: 812-473-6684

**AVAILABLE**  
**FORMER WHIRLPOOL**  
**WAREHOUSE #2**  
**2301 St George Rd**  
**EVANSVILLE, IN 47727**



- |                         |            |                          |                           |
|-------------------------|------------|--------------------------|---------------------------|
| • Lease Price:          | Negotiable | • Floor:                 | Concrete                  |
| • Total SF:             | 459,981 SF | • # of Restrooms:        | 6                         |
| Warehouse SF            | 454,981 SF | • Water/Sewer:           | City                      |
| Office SF               | 5,000 SF   | • Taxes:                 | \$120,896                 |
| • Lot Size:             | 40 Acres   | • NNN:                   | \$.40/SF R.E. Taxes & Ins |
| • Year Built:           | 1967       | • Assessed Land :        | \$1,333,800               |
| • Zoning:               | M-2        | • Assessed Improvements: | \$3,625,900               |
| • Clear Ceiling Height: | 30'        | • Showing:               | Contact Listing Agent     |
| • No Dock-High Doors:   | 33         | • Location:              | Just East of US Hwy 41    |
| • No Grade Level Doors: | 2          | • Loopnet #:             | 15912215                  |

Precast facility situated on 40 acres occupied since 1967 by Whirlpool Corp. Divisible to 225,000 SF. Ideally situated adjoining Evansville's regional airport just east of US Highway 41. Additional acreage available.

[fctuckercommercial.com](http://fctuckercommercial.com)

**For More Information, Contact:**

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