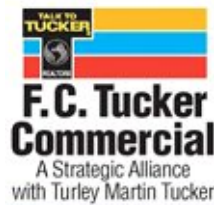


Kentucky Avenue Warehouse

301 N. Kentucky, Evansville, IN 47711



Listing ID: 1356441
 Property Type: Industrial For Lease
 Property Subtype: Flex Space, Free-Standing
 Rental Rate: \$2.50 PSF (Annual)
 Monthly Rent: \$57,291.67
 Lease Types: Absolute NNN
 Contiguous Space: 140,000 - 275,000 SF
 Total Available: 275,000 SF
 Loading: 22 Docks
 Ceiling: 32 ft.
 Office SF: 3000 SF
 Drive-In Bays: 2



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Evansville, IN 47715
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Property Overview

270,456 Sq.Ft. Available For Lease. Largest Warehouse available in the Evansville area. Great for Manufacturing, Warehousing and distribution. Could easily be food grade facility. Centrally located to major highways and interstates. Could be leased in it's entirety or subdivided 127,000 Sq.Ft., 138,500 Sq.Ft. RAIL ACCESS: Possible

Property Details

General Information

Listing Name:	Kentucky Avenue Warehouse	Zoning:	M-3
Industrial Type:	Flex Space, Free-Standing, Manufacturing, Warehouse/Distribution	Gross Building Area (GBA):	270,456 SF
		Building Size (RSF):	270,456 SF

Available Space

Suite/Unit Number:	1	Date Available:	01/01/2008
Space Available SF:	275,000 SF	Lease Term (Months):	36 Months
Minimum Divisible SF:	140,000 SF	Lease Type:	Absolute NNN
Maximum Contiguous SF:	275,000 SF	Space Type:	Relet
Space Subcategory 1:	Warehouse/Distribution	Offices:	6,000
Space Description:	Ceiling height 32' Forced Gas heat. 22 docks. 3-phase. Upgraded ESFR sprinkler system. Very nice clean warehouse/manufacturing space.	Kitchen:	Yes
		Real Estate Taxes (PSF):	\$72,714.30
Lease Rate:	\$2.50 PSF (Annual)	Rent Escalators:	Index Lease
		Rent Escalators Description:	Yearly CPI

Area & Location

Location Type:	Business District, Highway	Rail Access:	Yes
Market Type:	Medium	Airports:	Within 4 miles
Property Located Between:	Hwy 41 and Kentucky Avenue	Site Description:	Property is located in the middle of the city. very close proximity to Bristol Myers, Whirlpool, Berry Plastics, General Electric, Alcoa, and Toyota.
Side of Street:	East		
Road Type:	Paved		
Transportation:	Highway		
Highway(s) Access:	Quarter mile west of Hwy 41		

Area Description: Evansville IN is considered as the "Plastics Valley" of the United States

Building Related

Tenancy:	Single Tenant	Fire Alarms:	Yes
Total Number of Buildings:	1	Amps:	800
Number of Stories:	1	X-Phase:	3
Property Condition:	Excellent	Heat Type:	Suspended Radiant Heaters
Year Built:	1954	Heat Source:	Ceiling Units
Building Dimensions/Shape:	634 x 264 Irregular	Lighting:	High Pressure Sodium, Incandescent
Roof Type:	Flat	Internet Access:	DSL
Construction/Siding:	Other	Interior Description:	Sprinkler System upgraded in '05 to ESFR system suitable for plastics.
Parking Type:	Surface		
Fire Sprinklers:	Yes		

Land Related

Zoning Description:	Heavy Industrial. Suitable for manufacturing and Warehousing.	Soil Evaluation:	Completed
Total Land Size:	8.57 Acres	Sanitary Sewers:	Yes
Lot Frontage (Feet):	634	Storm Sewers:	Yes
Lot Depth:	264	Water Service:	Municipal
Lot Shape:	Irregular	Stake Survey:	Completed
Soil Type:	Mixed	Environmental Evaluation:	Completed

Location

Address:	301 N. Kentucky Evansville, IN 47711	County:	Vanderburgh
		MSA:	Evansville



Property Contacts



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