

THE PORT OF EVANSVILLE

Industrial

Office

Commercial

Land

Investment

**For More
Information Contact:**

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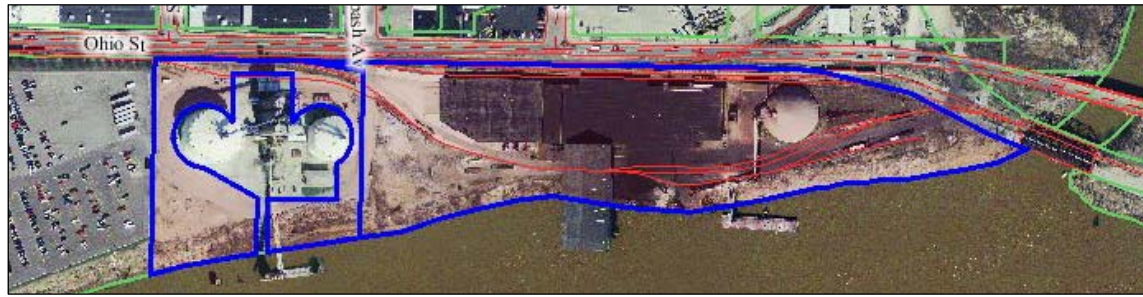
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Commercial**

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7820 Eagle Crest Blvd.
Evansville, IN 47715

www.FCTuckerCommercial.com



LOCATION

Address: 1830 W. Ohio Street
City: Evansville
County: Vanderburgh
State: IN
Township: Pigeon
Zip: 47712

DESCRIPTION

Warehouse: 108,343 SF
Total Land Size: 17 Acres
Leased Land: 6 Acres Leased to Cargill thru 2020
Steel Canopy/crane way: 30,000 SF
Mineral Dome: 142' Diameter
Ceiling Height: 25' - 30'
Truck Docks: 4
Cranes: 2 - 10 ton cranes, can hold up to 30 ton crane
Zoning: M-3
Rail: Yes 90LB

FINANCIAL

Taxes: \$82,707.44/Year
Income on Cargill lease: \$104,000/Year
Income on Dome lease: \$24,000/Year

LISTING INFORMATION

List Price/Sale: \$5,700,000
Loopnet ID#:

OTHER PERTINENT INFORMATION

The Port of Evansville is located in the heart of Evansville, IN on the river. 3 barges can be loaded/unloaded at the same time. Property extends from Pigeon Creek on the east to Mead Johnson on the west. All docking permits included with sale. Equipment is negotiable.



**F.C. Tucker
Commercial**

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For more information e-mail us at realestate@FCTuckerCommercial.com or on the web at www.FCTuckerCommercial.com