

FOR LEASE | OFFICE/WAREHOUSE

1100 N. CONGRESS AVE.
EVANSVILLE, IN 47715



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	5,520 SF
Lease Rate:	\$2,500.00/mo. (MG)
Lot Size:	.77 Acres
Year Built:	1965
Building Size:	13,565 SF
Zoning:	M-2

PROPERTY OVERVIEW

Warehouse building with office space, located on Congress Avenue just south of Vogel Road in Evansville, IN, offers convenient access to the Lloyd Expressway, Highway 41 and I-69.

PROPERTY HIGHLIGHTS

- 2 overhead doors: 1 at dock height / 1 drive-in bay
- Heated warehouse
- Electrical: 480 Volt, 3 Phase
- 3 restrooms: 2 in office, 1 in warehouse
- Tenant pays utilities
- Includes steam bay
- Fenced rear yard along Stockwell Rd. also available
- Signage opportunities available along Stockwell Rd. and Congress Ave.



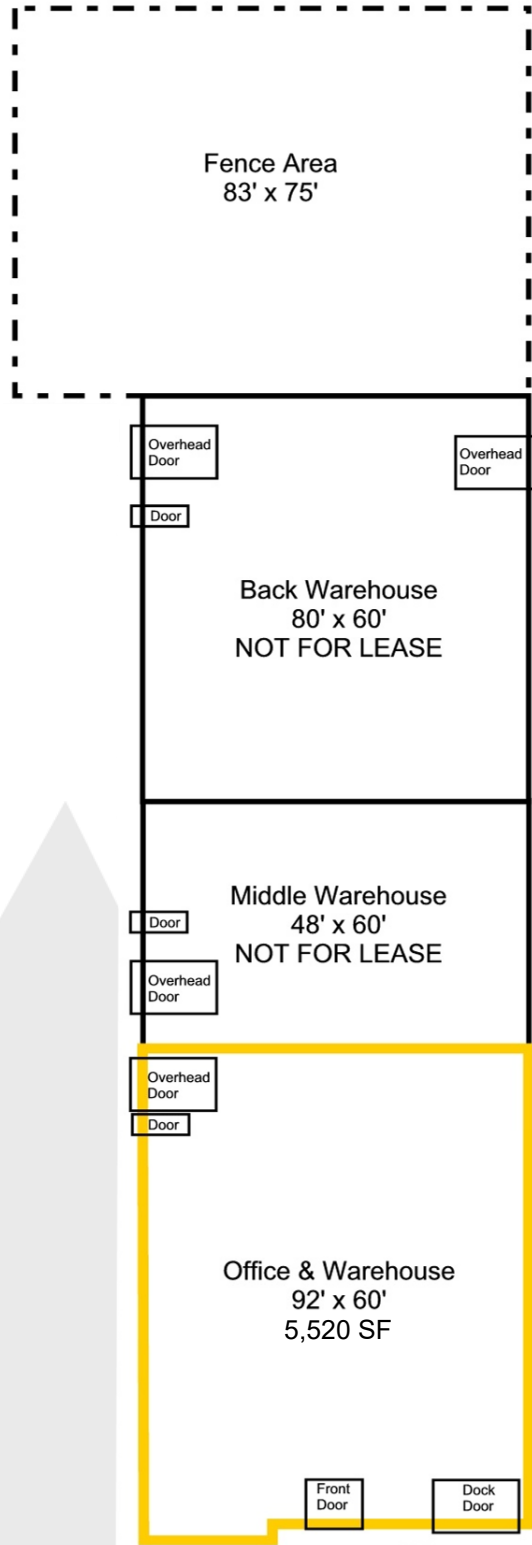
TYLER RABEN
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BUILDING LAYOUT



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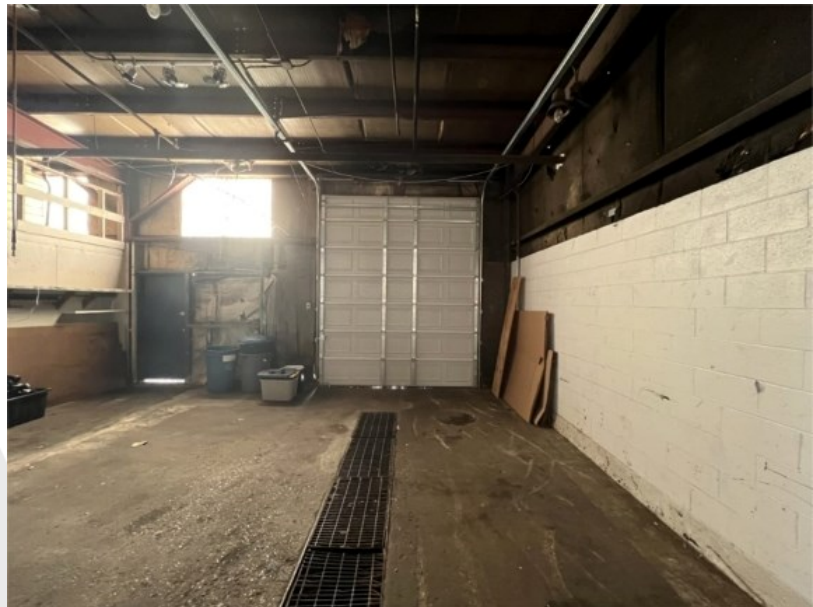


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INTERIOR PHOTOS



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ADDITIONAL PHOTOS / AERIAL



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