

# FOR LEASE | LIGHT INDUSTRIAL

3250 CLAREMONT AVENUE  
EVANSVILLE, IN 47712



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,400 SF
Lease Rate:	\$1,500/mo. (MG)
Lease Term:	1 year minimum
Building Size:	16,440 SF
Lot Size:	1.31 AC
Zoning:	M-3
Traffic Count:	4,500+ VPD

### PROPERTY OVERVIEW

Shop/Office space available for lease in Westside Evansville's Bucyrus-Erie Industrial Park! Situated on Claremont Avenue, between Tekoppel and Barker Avenues, the property is well located with easy access to the Lloyd Expressway, I-69 and Hwy 41.

### PROPERTY HIGHLIGHTS

- Ideal for use as taxi service office, light assembly, electronics repair, regional repair crew office or other use requiring truck access, surface parking and/or storage of equipment/materials in an industrial zoned area
- HVAC, vinyl tile flooring and drop ceiling (can be removed for added ceiling height)
- Additional 2,400 SF of space and second floor storage available if needed
- Three phase, high voltage available in building
- 19 parking spaces and space for up to 5 tractor trailers
- Up to 16,000 SF across two floors available upon request

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## ADDITIONAL PHOTOS



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