

**AVAILABLE**  
**1700 Lynch Rd**  
*EVANSVILLE, IN 47711*



- **Sale Price:** \$3,500,000
- **Total SF:** 147,902 SF
  - Warehouse SF: 135,202 SF
  - Office, Breakroom SF: 12,700 SF
- **Lot Size:** 7.64 Acres +/-
- **Rail:** 5 Rail Car  
Interior Rail Spur
- **Year Built:** 1953
- **Zoning:** M-2
- **Ceiling Height:** 24' Clear
- **Dock Doors:** 15
- **# of Parking Spaces:** 92 +Trailer Storage
- **Ext. Construction:** Steel/Block
- **Roof:** Rubber
- **Floor:** Concrete
- **Interior Walls:** Block / Frame
- **Sprinkler:** Wet
- **Electrical:** Heavy Electric  
480 3-Phase  
numerous transformers
- **# of Restrooms:** Four
- **Water/Sewer:** City
- **Current Use:** Manufacturing
- **Annual Taxes:** \$43,422.46
- **Showing:** Contact Listing Broker
- **Location:** E of Hwy 41

**For More Information, Contact:**

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**Kelsey McDonald, Broker**  
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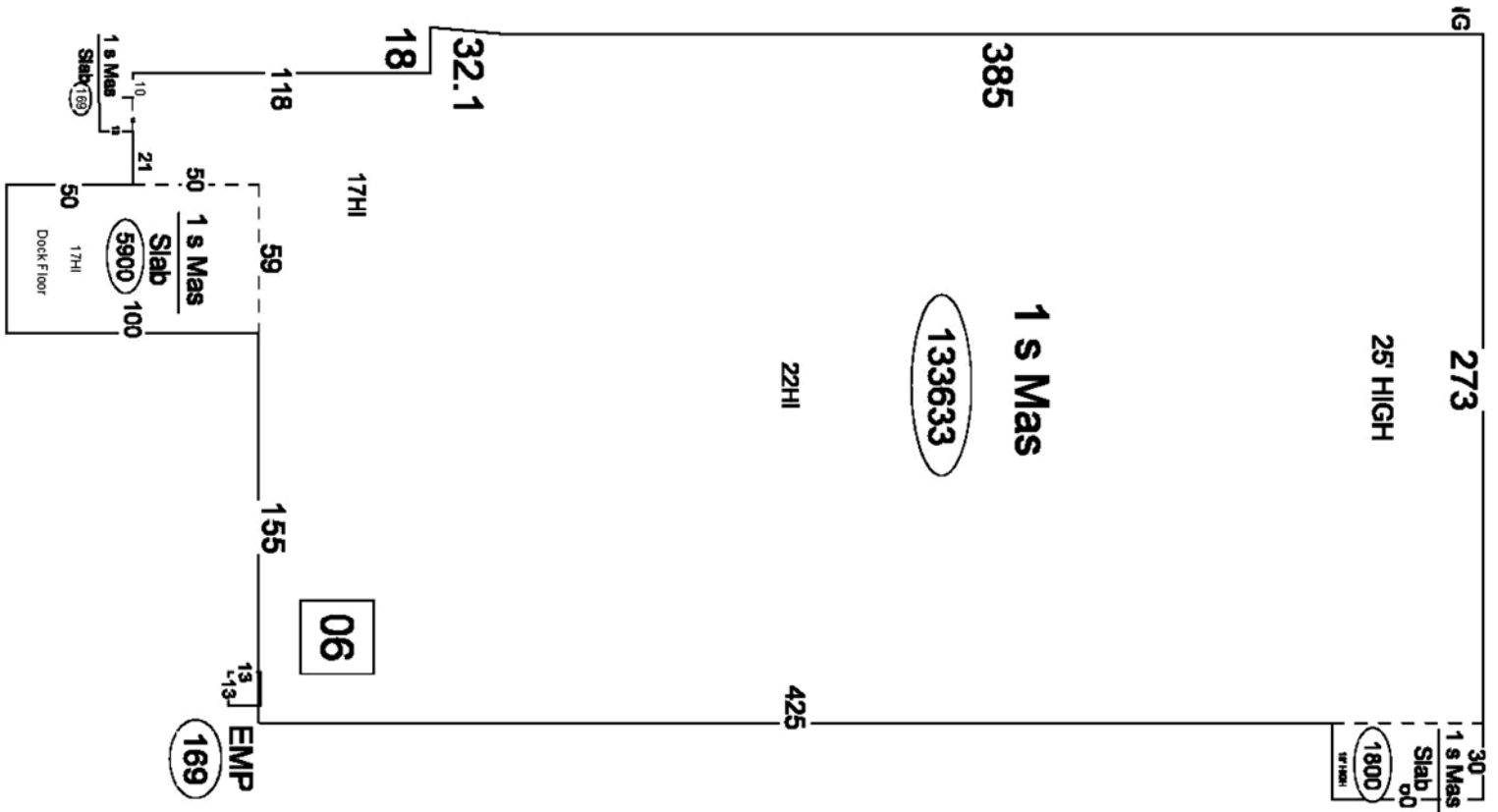
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**F.C. Tucker  
Commercial**

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