



FOR LEASE | **205,982 SF**
1625 ST. GEORGE ROAD | **EVANSVILLE, IN**

PATRICK DEDERING | **DIRECTOR, ACQUISITION & LEASING**
414-376-6933 | PATRICK@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**MULTIPLE
LOADING DOCKS**



**HEAVY POWER
THROUGHOUT**



**LOCATED NEAR
EVANSVILLE
REGIONAL AIRPORT**



**OUTDOOR SPACE
AVAILABLE FOR
TRAILER STORAGE**



**ADDITIONAL
HIGH-BAY SPACE
ON 2ND LEVEL**



PROPERTY DETAILS

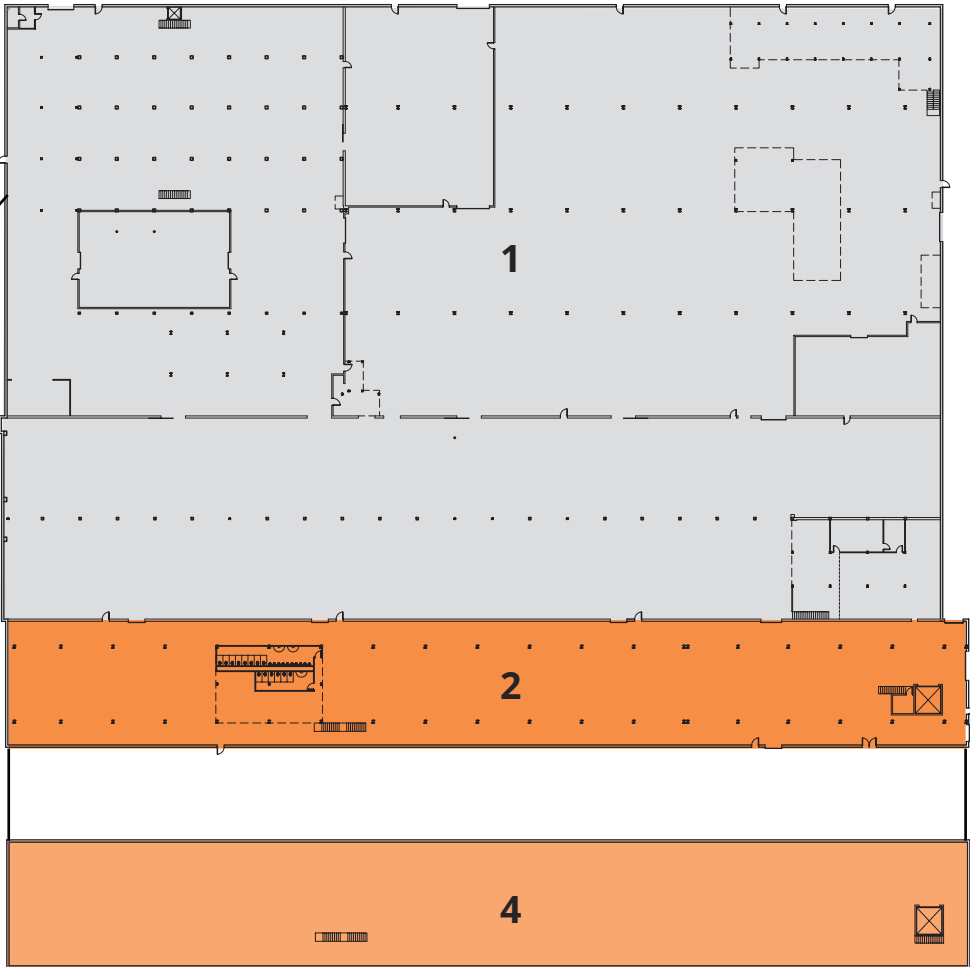
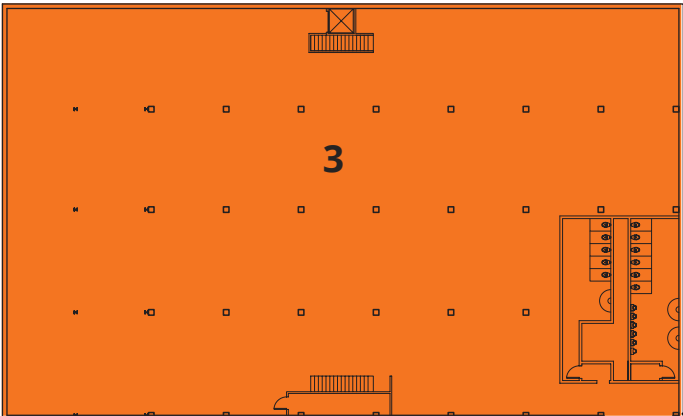
1625 ST. GEORGE ROAD | EVANSVILLE, IN

BUILDING SIZE	205,982 SF
AVAILABLE SPACE	205,982 SF
MINIMUM DIVISIBLE	25,000 SF
WAREHOUSE SPACE	205,982 SF
OFFICE SPACE	BTS
FLOORS	2
ELEVATORS	Multiple Freight
DOCK DOORS	18
DRIVE-IN DOORS	2
CLEAR HEIGHT	20' - 31'
COLUMN WIDTH/DEPTH	Varies
ROOF	Rubber Membrane
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1943 Renovated 2018-2019
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent
POWER	Heavy Power Throughout
PARKING	76 Surface Spaces plus Trailer Parking
LAND AREA	16.16 Acres
ZONING	M2: General Industrial
PARCEL ID	82-06-04-034-298.012-020
RAIL	Spur Served by ISRR
ESTIMATED NNN EXPENSES	\$0.70



FLOOR PLAN

1625 ST. GEORGE ROAD | EVANSVILLE, IN



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	EXISTING TENANT	20' - 27' 6"	133,130 SF
2	VACANT	22' 5"	28,189 SF
3	VACANT MEZZANINE	8'	16,231 SF
4	VACANT MEZZANINE	23'	28,432 SF
TOTAL			205,982 SF



LOCATION MAP

1625 ST. GEORGE ROAD | EVANSVILLE, IN

US-41	1 MILE
EVANSVILLE AIRPORT	3 MILES
I-69	10 MILES
ST. LOUIS	170 MILES
INDIANAPOLIS	175 MILES
CHICAGO	300 MILES

