



FOR LEASE

1625 ST GEORGE ROAD

205,982 SF

EVANSVILLE, IN

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PROPERTY HIGHLIGHTS



**RENOVATED IN
2023**



**HEAVY POWER
THROUGHOUT**



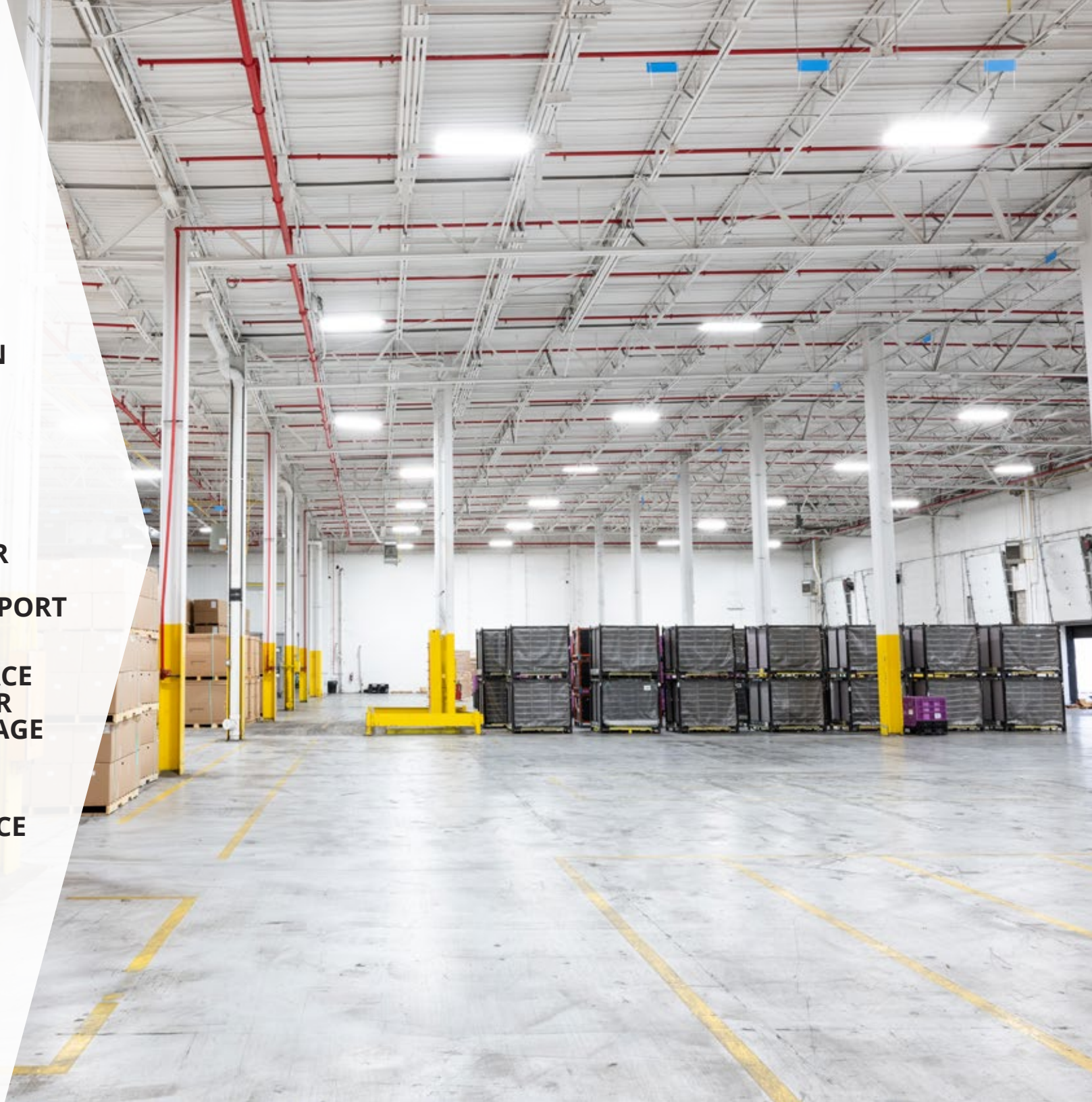
**LOCATED NEAR
EVANSVILLE
REGIONAL AIRPORT**



**OUTDOOR SPACE
AVAILABLE FOR
TRAILER STORAGE**



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



PROPERTY DETAILS

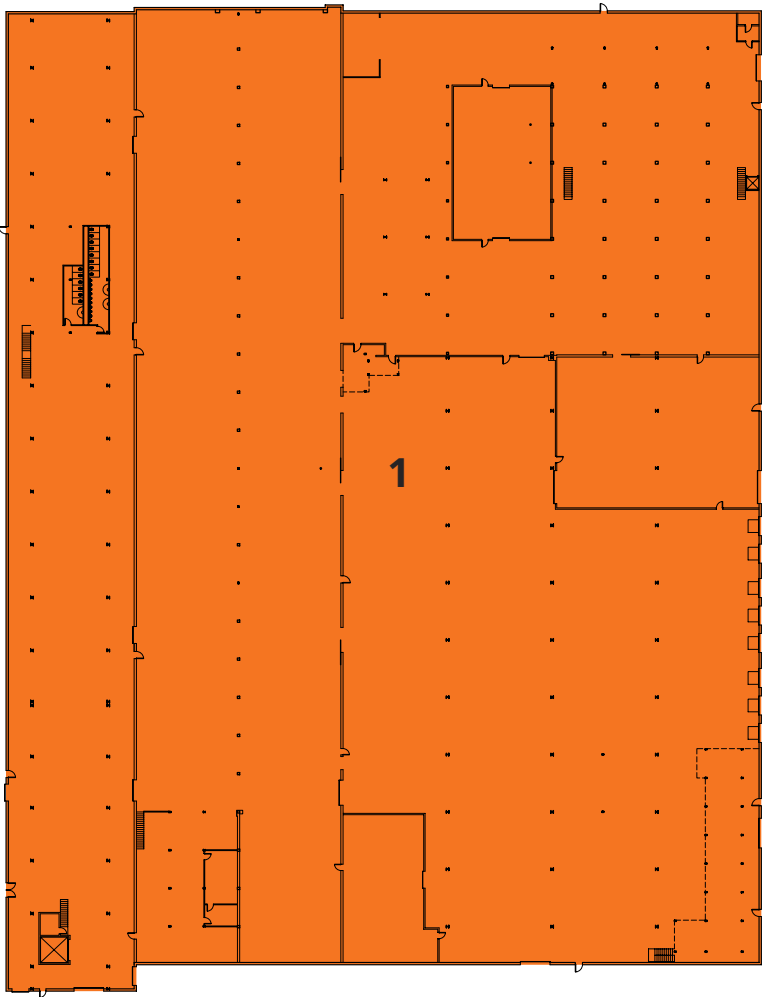
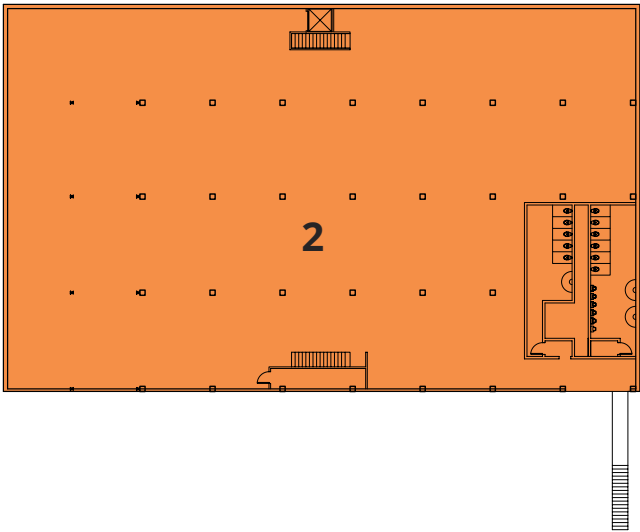
1625 ST GEORGE ROAD | EVANSVILLE, IN

AVAILABLE SPACE	205,982 SF
OFFICE SPACE	BTS
FLOORS	2
ELEVATORS	Multiple Freight
DOCK DOORS	8
DOCK HIGH POSITIONS	18
DRIVE-IN DOORS	5
CLEAR HEIGHT	10' - 27' 6"
COLUMN WIDTH/DEPTH	Varies
ROOF	Rubber Membrane
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1943
YEAR RENOVATED	2023
FIRE SUPPRESSION	ESFR
LIGHTING	LED
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
OPEX ESTIMATE	\$1.13/SF

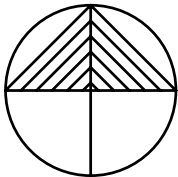


FLOOR PLAN

1625 ST GEORGE ROAD | EVANSVILLE, IN



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	10' - 27' 6"	161,319 SF
2	MEZZANINE	8'	16,231 SF
3	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, MO	170 MILES
INDIANAPOLIS, IN	175 MILES
CHICAGO, IL	300 MILES

