

Warehouse/Office for Lease

6050 Wedeking Avenue, Bldg. 3
Evansville, IN 47715



Demographics: (5-mile radius)

2020

Population: 118,814
Households: 50,800

2024

Population: 119,010
Households: 51,406
Average Income: \$ 79,852

2029

Population: 118,411
Households: 51,921
Average Income: \$ 92,445

Contact:

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Financial Information:

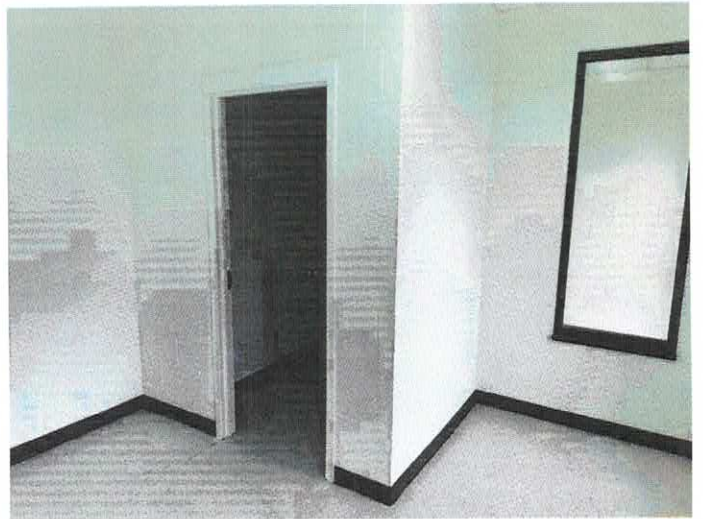
Lease Price: \$7.75/ SF / NNN

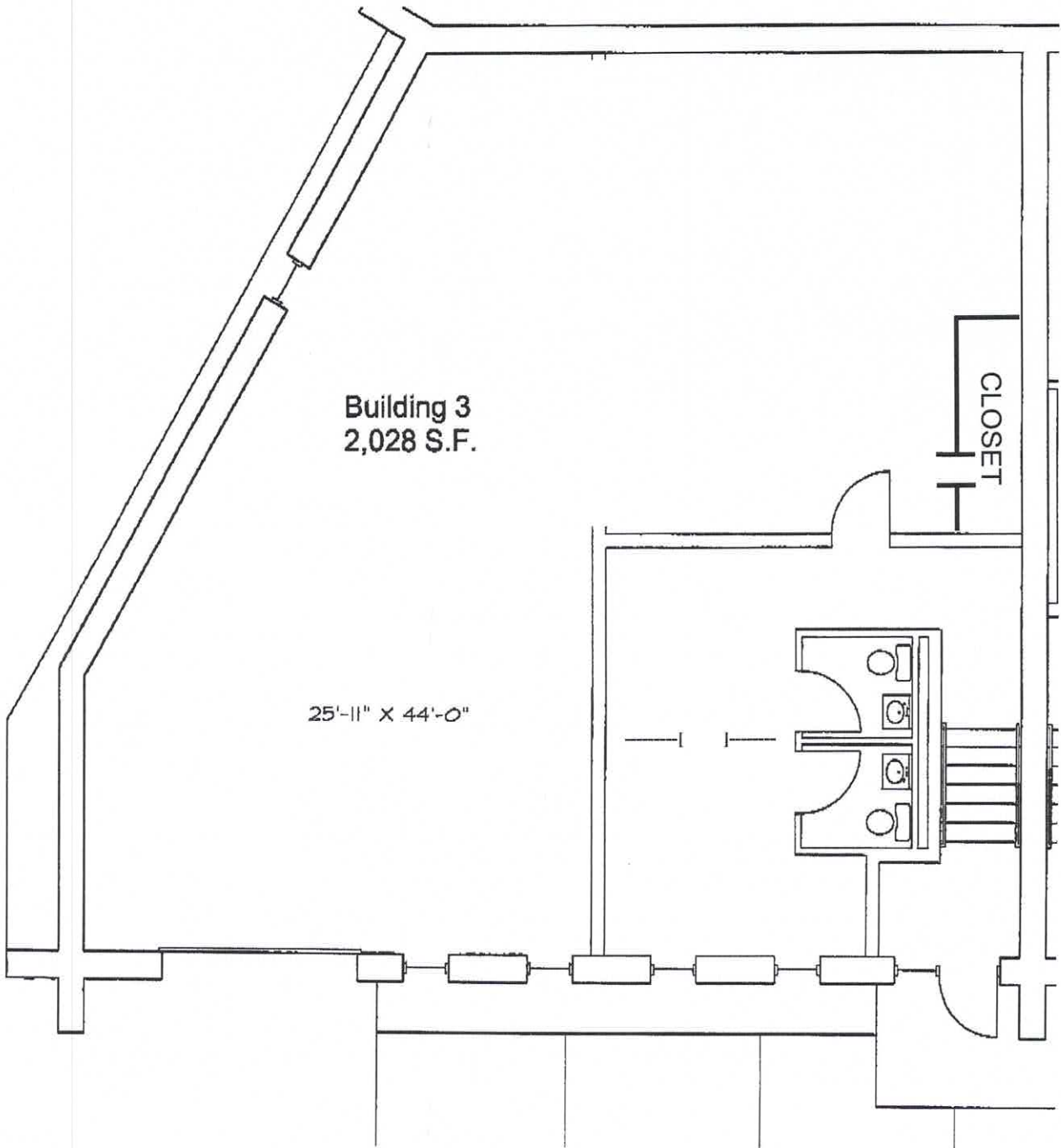
Description:

Total SF:	2,028	Zoning:	M-1
Offices:	1 (approx. 300 SF)	Taxes Paid By:	Tenant
Warehouse:	Approx 1728 SF	Gas Paid By:	Tenant
Ceiling Height:	18' clear span	Water Paid By:	Tenant
Dock Height Drs:	1	Heat/Cool Pd By:	Tenant
Dock Door Size:	10' x 12'	Minimum Lease:	3 - 5 years

Additional Information:

- Industrial/Office/Distribution.
- Flex space.
- All brick, cosmetically appealing structure.
- Located in one of the fastest growing areas on the east side of Evansville.
- Quick access to interstate travel via I-164.
- Intra city travel is also expedited by an easy access to all major east/west and north/south arteries.
- Professional park setting; energy efficient; low CAM charges.





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