

# Warehouse/Office for Lease

6045 Wedeking Avenue, Building E  
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:

<b>Suite 1:</b>	6,500 SF	Lease price \$6.75/SF/NNN
<b>Suite 2:</b>	2,500 SF	Lease price \$6.75/SF/NNN
<b>Suite 3:</b>	9,000 SF	Lease price \$6.75/SF/NNN

**Total SF:** 18,000 SF lease price is \$7.50/SF/NNN

## Description:

**Primary Type:** Block/Brick  
**Building Size:** 18,000 SF  
**Year Built:** 1998  
**# Parking Spaces:** 110  
**Restrooms:** 6  
**Heating:** Gas

**Power:** 220/440 - 3 phase  
**Roof:** Rubber Membrane  
**Floors:** 1  
**No. Dock Doors:** 3 (12'x14')

## Additional Information:

Industrial / Office / Distribution. All brick and block, cosmetically appealing structures, located in one of the fastest growing areas on Evansville's east side. Quick access to interstate travel via I-69. Intra city travel is also expedited by easy access to all east/west and north/south arteries. Professional park setting; energy efficient; low CAM charges. More parking available and buildable acres.



# FLOOR PLAN

## 6045 Wedeking Avenue

### Building E

