

# Warehouse/Office for Lease

6050 Wedeking Avenue, Buildings 11  
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:** \$6.75/SF / NNN

**Building size:** 5,282 SF

## Description:

**Ceiling Height:** 18' clearspan

**Drive In OH Doors:** See floor plans

**Dock Height Doors:** See floor plans

**Door Heights:** 12'

**Zoning:** M-1

**Taxes Paid By:** Tenant

**Gas Paid By:** Tenant

**Water Paid By:** Tenant

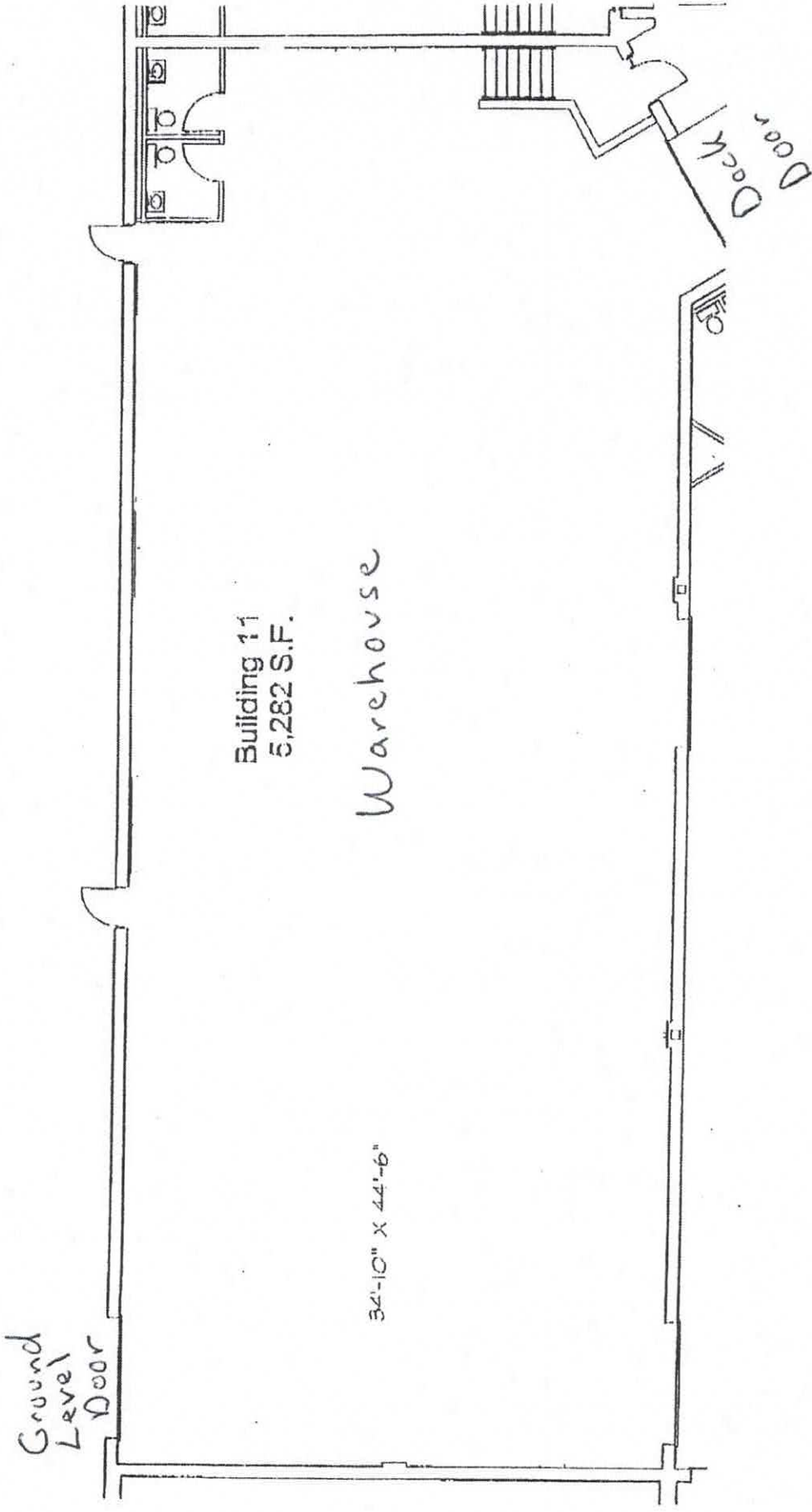
**Heat/Cool Paid By:** Tenant

**Minimum Lease:** 3-5 Years

## Additional Information:

Industrial / Office / Distribution. Ideal for company with multiple route trucks. 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.





Building 11  
5,282 S.F.

Warehouse

34'-10" X 44'-6"

Ground  
Level  
Door

Dock  
Door