

Burkhardt Square Office/Warehouse for Lease

6149 Wedeking Ave., A-1 Evansville, IN 47715



Financial Information:

Lease Price: \$7.50 / SF / NNN

CAM: \$2.17 / SF includes taxes and insurance

Description:

Total SF: +/- 4,025

Zoning: M-1

Ceiling Height: 18' clear span

Drive In OH Doors: 1

Dock Height Door: 1

Door Heights: 12'

Taxes Paid By: Tenant

Water Paid By: Tenant

Gas Paid By: Tenant

Heat/Cool Paid By: Tenant

Restrooms: 2

Minimum Lease: 3-5 years

Additional Information:

- Space includes approximately 325 SF Office, 275 SF Conference / Classroom and 3,425 SF Warehouse
- All brick, cosmetically appealing structure
- Located in one of the fastest growing areas on the east side of Evansville near the intersection of Morgan Avenue & Burkhardt Rd
- Quick access to interstate travel via I-69
- Intra city travel is also expedited by an easy access to all east/west and north/south arteries
- Professional park setting; energy efficient; low CAM charges.

Contact:

Mike Richardson

6131 Wedeking Avenue, G-1
Evansville, IN 47715

Office: 812.479.8440

Cell: 812.480.7454

Email: miker@remax.net

www.richardsoncommercial.net

