

Office / Warehouse for Lease

6045 Wedeking Avenue, Building E
Evansville, IN 47715



Demographics: (5-mile radius)

2020

Population: 118,059
Households: 50,481

2026

Population: 119,470
Households: 52,053
Average Income: \$ 92,729

2031

Population: 120,086
Households: 52,812
Average Income: \$105,831

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



Financial Information:

Suite 1:	6,500 SF	Lease price \$10.00 / SF / NNN
Suite 2:	2,500 SF	Lease price \$10.00 / SF / NNN
Suite 3:	9,000 SF	Lease price \$10.00 / SF / NNN

Total SF: 18,000 SF Lease price \$8.50 / SF / NNN
-For total space of 18,000 SF

NNN: \$2.35 / SF

Details:

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: 2 (12'x14')
Dock Height Doors: 1 (12'x14')

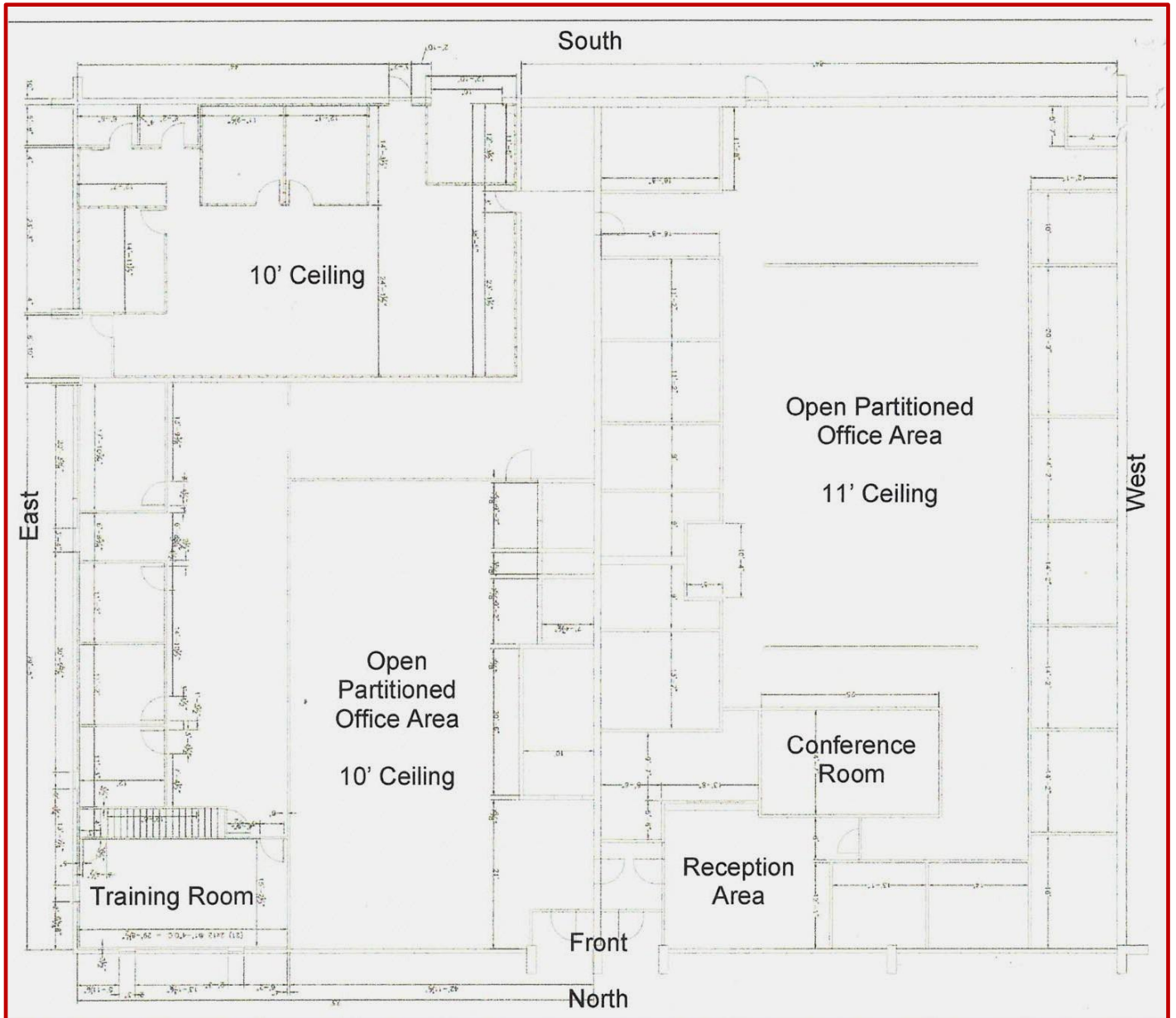
Property Description:

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.

Currently set up as all office, but landlord is willing to remove a portion or all offices. See attached floor plan.



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