# Warehouse for Lease

## 6149 Wedeking Avenue, Building D-2
## Evansville, IN 47715

RE/MAX COMMERCIAL



### 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:**
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**www.richardsoncommercial.net**


### Financial Information:

**Lease price:** $9.50 / SF / NNN
**NNN:** $2.36 / SF

### Details:

**Warehouse Size:** 3,000 SF
**Year Built:** 1998
**Ceiling Height:** 18'
**Construction:** Brick/Block
**Parking Spaces:** Ample
**Parking Surface:** Concrete

**Roof:** Rubber membrane
**Floors:** 1
**No. OH Doors: 1** (12'x14')
**# Restrooms:** 2
**Zoning:** M-1

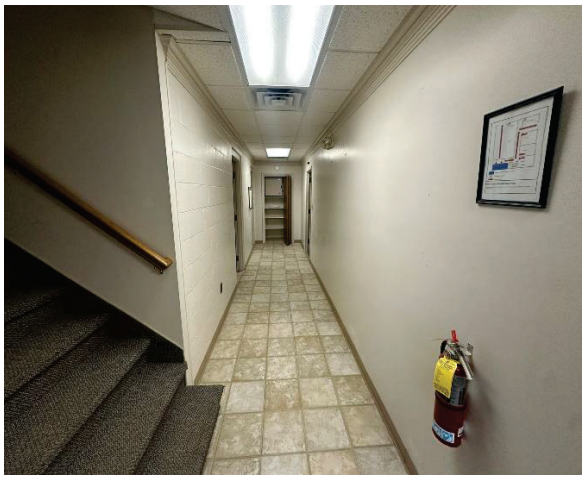
### Additional Information:

- Industrial / Office / Distribution
- Flex space
- 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/wast and north/south arteries.
- Professional park setting; energy efficient; low CAM charges.
- Currently set up as two story office, but landlord is willing to remove offices to create all or mostly all warehouse.

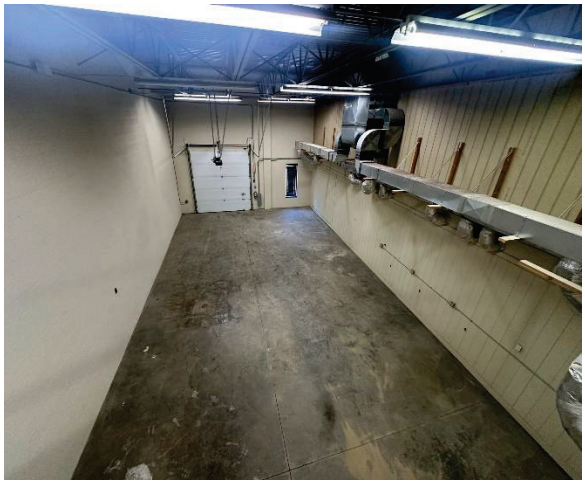

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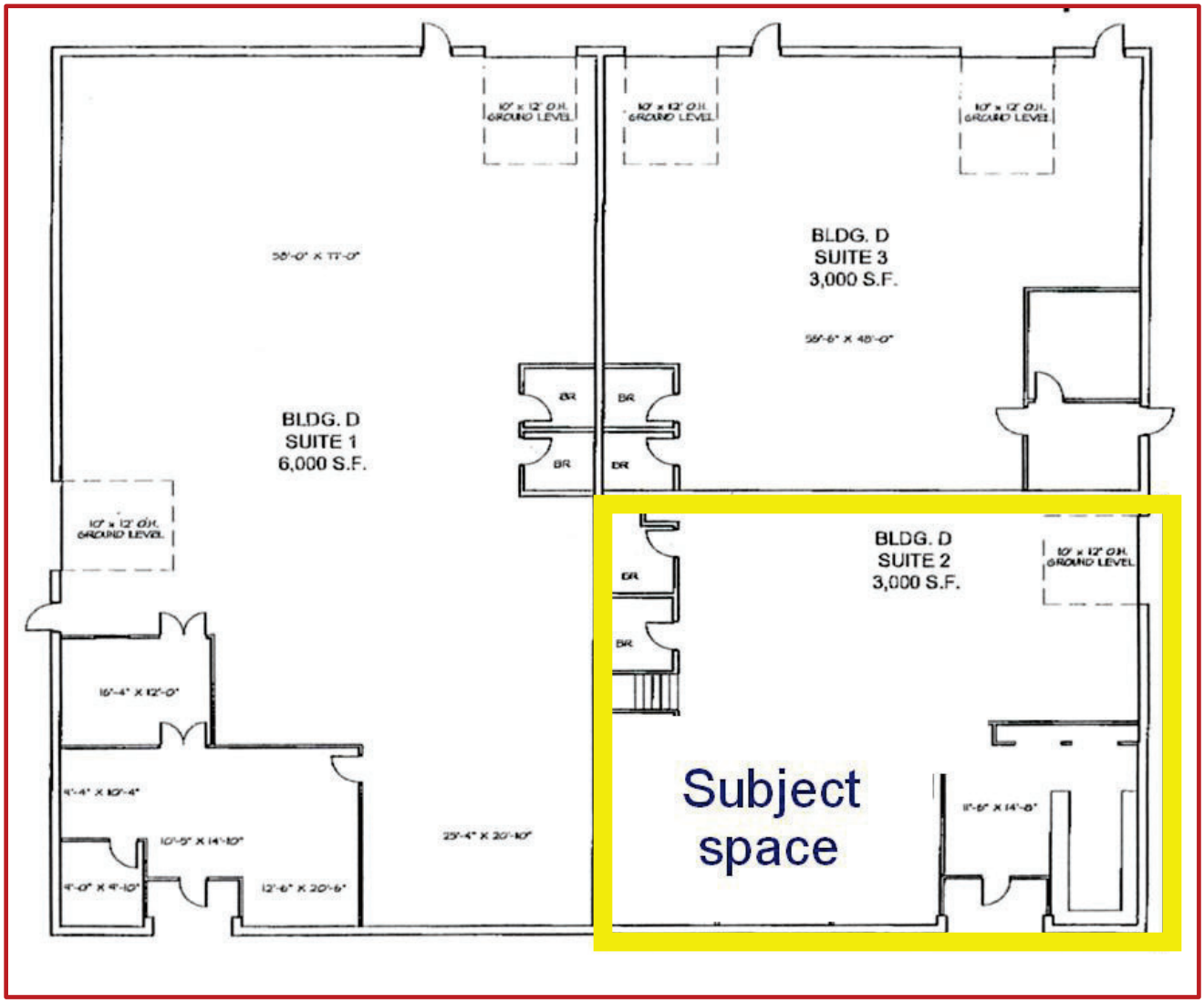






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