

# Warehouse/Office for Lease

6050 Wedeking Avenue, Bldg. 4  
Evansville, IN 47715



## Demographics: (5-mile radius)

### 2010

Population: 114,761  
Households: 48,147

### 2020

Population: 117,351  
Households: 50,233  
Average Income: \$ 79,489

### 2027

Population: 122,324  
Households: 51,095  
Average Income: \$ 76,086



## Financial Information:

**Lease Price:** \$6.25 / SF mo. / NNN  
**NNN Fees:** \$1.45 / SF

## Description:

<b>Primary Type:</b> Industrial	<b>Ceiling Height:</b> 19'
<b>Building Size:</b> 4,644 SF	<b>Gas Paid By:</b> Tenant
<b>Year Built:</b> 1983	<b>Water Paid By:</b> Tenant
<b>No. Dock Doors:</b> One	<b>Heat/Cool Paid By:</b> Tenant
<b>No. Pick Up Height Drs:</b> One	<b>Taxes Paid By:</b> Tenant
<b>Dock Door Size:</b> 10' x 12'	<b>Minimum Lease:</b> 3 - 5 Year

## Additional Information:

- Industrial/Office/Distribution
- Flex space
- All brick, cosmetically appealing structure
- Located in one of the fastest growing areas on the east side of Evansville
- Great access to interstate I-69
- Intra city travel is also expedited by an easy access to all major east/west and north/south arteries
- Professional park setting; energy efficient; low CAM charges

## **Contact:**

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# Burkhardt Square North

