

# Burkhardt Square Office/Warehouse for Lease

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

**RE/MAX**  
COMMERCIAL®



## Financial Information:

**Lease Price:** \$6.25/SF/NNN

**CAM:** \$2.09/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:

- 325 SF Office and 3,700 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.
- Landlord will build out interior to suit needs

### 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](http://www.richardsoncommercial.net)

10' X 12' O.H.  
GROUND LEVEL

BLDG. A  
SUITE 1  
4,025 S.F.

84'-4" X 32'-6"

BR

BR

13'-10" X 10'-4"

4'-8" X 14'-0"

24'-3" X 14'-0"

10' X 12' OH  
Ground level  
To shared  
dock