

RESEARCH & DEVELOPMENT – MANUFACTURING - DISTRIBUTION

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LOCATION

Address: 11744 Blue Bell Rd
City: Elberfeld (Evansville) **County:** Warrick
Township: Greer **State:** Indiana
Zip: 47631

SQ FT DESCRIPTION

| | | | |
|----------------------------------|--------------|------------------------------------|------------------|
| PLANT | 49,700 SF | OFFICE 1ST FLOOR | 11,250 SF |
| EXECUTIVE PARKING COVERED | 2,800 SF | OFFICE 2ND FLOOR | 14,050 SF |
| TURRET ENTRANCE | 2,042 SF | TOTAL SQ FT | 79,842 SF |
| Land Area: | 15 acres +/- | | |

PLANT / WAREHOUSE FEATURES

| | | | |
|------------------------|----------------------|------------------------|-----------------|
| SF: | 49,700 | Rail: | No |
| Eave Heights: | 27' – 23' 10" | Sprinkler: | Yes |
| Docks: | 2 | Floor: | Concrete / Tile |
| Overhead Doors: | 2 | Roof: | Metal |
| HVAC: | Central Entire Bldg. | # of Restrooms: | 2 |

OFFICE

| | | | | |
|------------------------|------------|--------|------------------|----------------------------------|
| SF: | Main Floor | 11,250 | Features: | Reception area / Private offices |
| SF: | Upstairs | 14,050 | | Carpet & vinyl floors |
| # of Restrooms: | | | | 8 |

SITE IMPROVEMENTS:

| | | | |
|--------------------|--------------------------------------|----------------------|-----------------------------|
| Gas: | Vectren | Parking: | Ample |
| Water: | City | Electrical: | 3-Phase 6,000 AMP |
| Sewer: | City | Construction: | Rigid, pre-engineered steel |
| Zoning: | M-2 | Showing: | Contact Listing Agent |
| Year Built: | 1999 with 18,750 SF addition in 2001 | | |

LISTING / FINANCIAL INFORMATION

| | |
|-------------------------------|---|
| List Price/Sale: | \$4,500,000 - \$4,100,000 - \$3,200,000 |
| Annual Taxes: | \$60,013.30 / annually |
| Assessed Land Value: | \$90,100 |
| Assessed Improvements: | \$3,994,300 |
| Loopnet ID#: | 13823311 |

OTHER PERTINENT INFORMATION

Beautiful State-of-the-art facility located at the intersection of Interstate 64 and Interstate 164 immediately north of Evansville. I-164 is the selected route for future I-69. Facility has T-1 Broadband computer technology server and hi-tech phone-intercom system. Building was designed for robotic engineering and manufacturing.



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The information contained herein was obtained from sources we consider reliable.

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