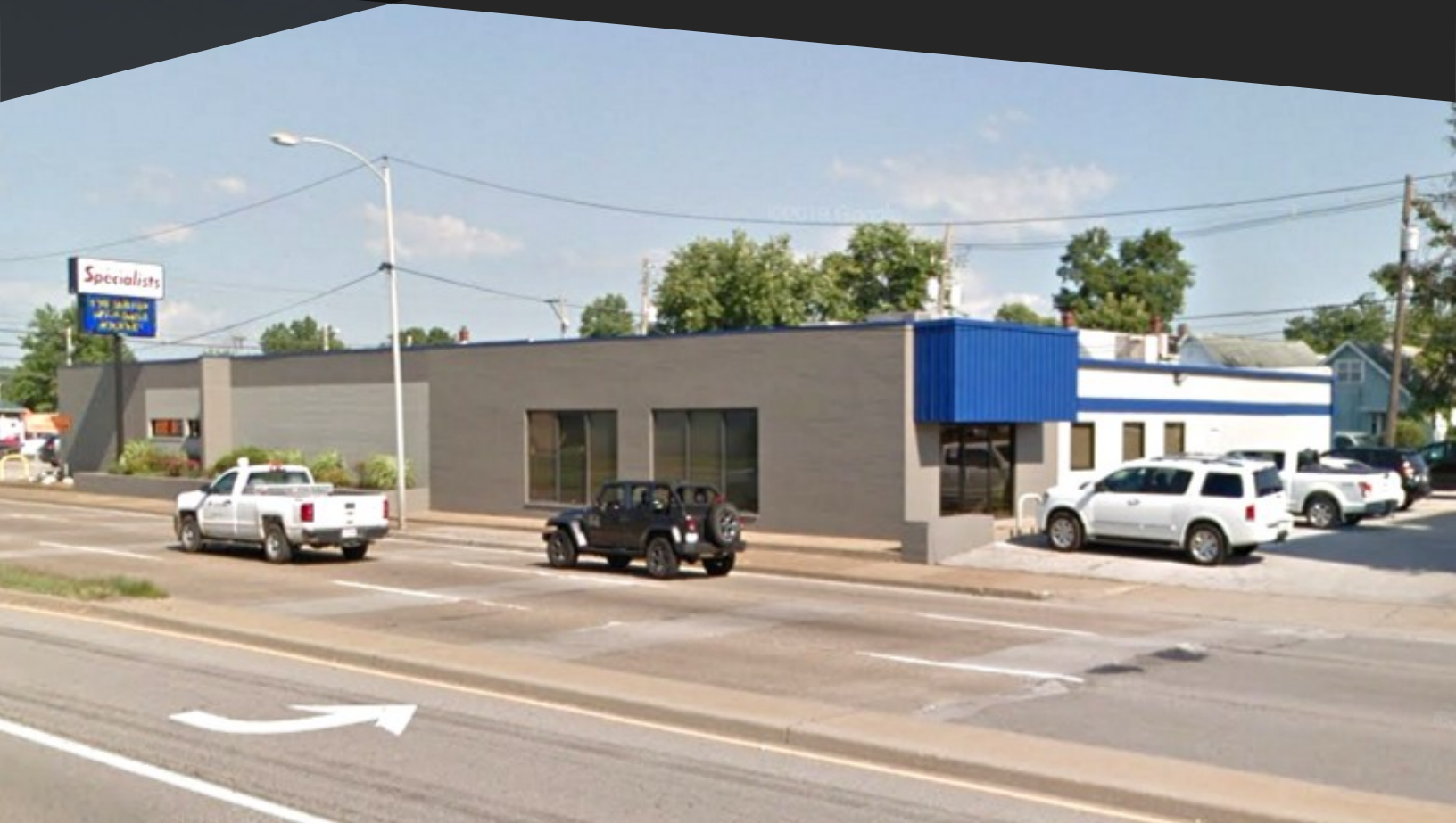


INDUSTRIAL / OFFICE SPACE > FOR SUBLEASE

± 9,480 SF - HIGH VISIBILITY LOCATION



## INDUSTRIAL/OFFICE FOR SUBLEASE 2021 W LLOYD EXPRESSWAY, EVANSVILLE, IN

- ▶ **±9,480 SF Available**
- ▶ **Office: ±4,632 SF; Warehouse: ±4,848 SF**
- ▶ Excellent Access to the Lloyd Expressway, US-41, & I-69
- ▶ High Visibility on Lloyd Expressway (AADT: 37,858)
- ▶ 21 Employee Parking Spaces
- ▶ 1 Drive-in Door, 1 Van-Height Loading Dock
- ▶ Zoning: C-4
- ▶ Ceiling Height: ±14'
- ▶ **Sublease Term Expires 12/14/2027**

**SUBLEASE RATE: \$7.00/SF NNN**



For More Information:

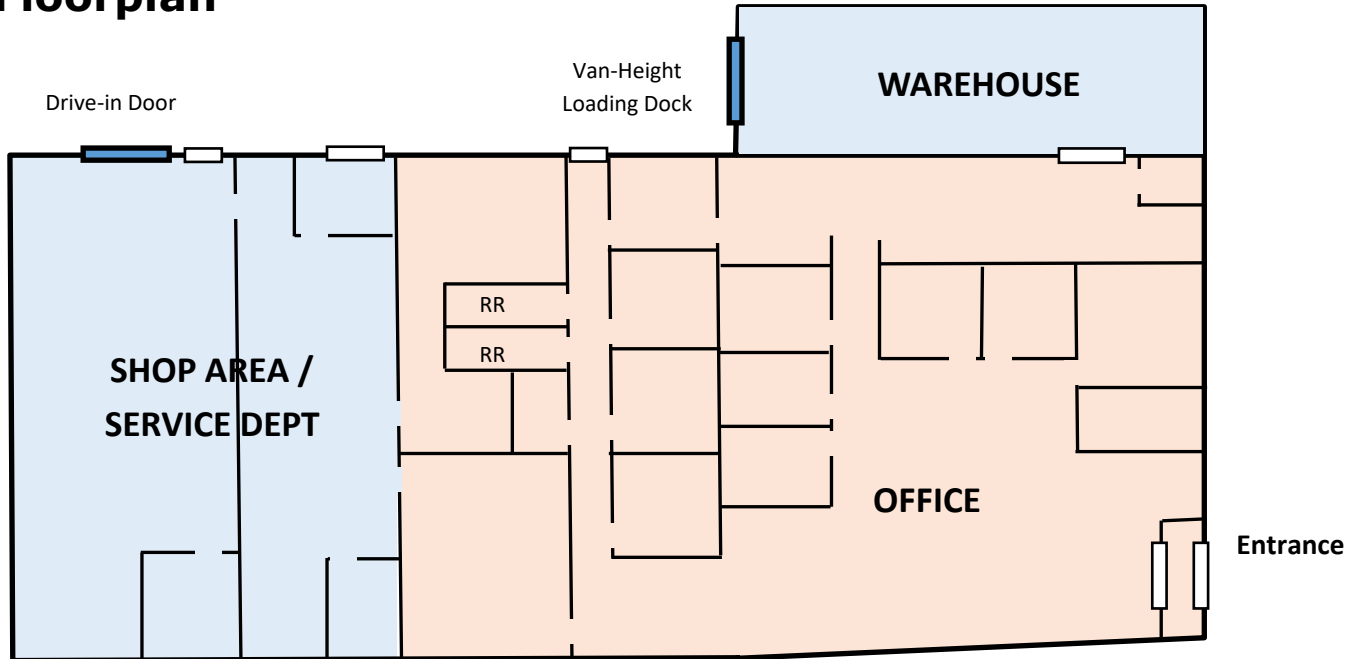
**Greg J. Folz**  
Woodward Commercial Realty, Inc  
gfolz@woodwardrealty.com  
812-708-0106

INDUSTRIAL / OFFICE SPACE > FOR SUBLEASE

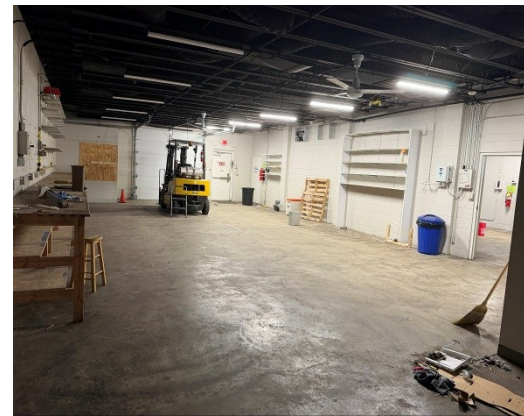
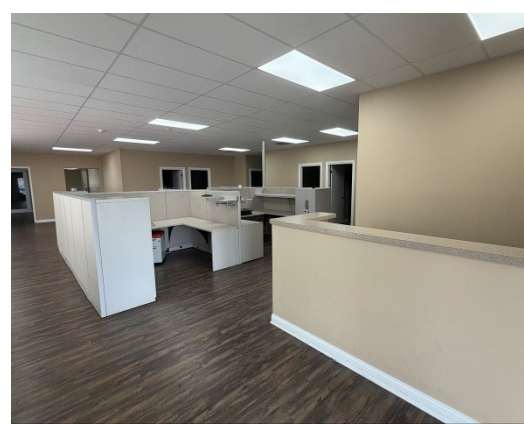
± 9,480 SF - HIGH VISIBILITY LOCATION



## Floorplan



\* NOT DRAWN TO SCALE



INDUSTRIAL / OFFICE SPACE > FOR SUBLEASE

± 9,480 SF - HIGH VISIBILITY LOCATION



