

OFFICE HEADQUARTERS - FOR SALE

1314 BURCH DRIVE
EVANSVILLE, IN 47725



REDUCED!

WOODWARD COMMERCIAL REALTY,
4763 Rosebud Lane
Newburgh, IN 47630



PRESENTED BY:

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PROPERTY SUMMARY

Office Headquarters
1314 Burch Drive | Evansville, IN 47725

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Property Summary

Price:	\$799,000 \$899,900 (\$56.31/SF)
Building SF:	14,188
Construction Type:	Brick/Masonry Exterior
Floors:	2
Lot Size:	2.0 Acres
Parking Ratio:	6.61/1000
Parking:	87 stalls
Roof:	Metal - Standing Seam
Elevators:	Yes - 1
Sprinklers:	Yes
Utilities:	Electric/Gas/Water/Sewer
Year Built:	1968
Zoning:	M-2
RE Taxes:	\$9,920.70 (2025 pay 2026)

Property Overview

REDUCED! Modern Office Headquarters in Evansville's Industrial & Airport Corridor - Strategically located office headquarters serving Evansville's premier industrial and logistics corridor. Ideal for manufacturing, logistics, engineering, contractors, and regional service operations. Convenient access to Evansville Regional Airport, I-69, and major industrial employers.

2-Story fully-sprinkled office facility with detached garage (1,020 SF built in 2015). Property consists of 2 acres with abundant parking and providing for expansion capabilities. Generator included to provide back-up power in case of outage. This property is in great condition and was most recently occupied as Meeting & Events International with all personal property (FF&E) included in the sale. Can easily provide for a minimum of 2 tenants.

Building consists of:

Main Level: 11 offices, 2 bullpens, conference room, 2 kitchenettes, 5 RRs, server/safe room, mechanical room & 7 ingress/egress access doors.

2nd Level: 8 offices, conference room, kitchenette, 3 RRs, mechanical room & 2 ingress/egress doors.

Location Overview

Centrally located just off of US 41 next to Evansville Regional Airport. Neighbors include Wabash Plastics, O'Neal Steel, Anchor Industries, USPS Process and Distribution Facility & Black Equipment.

PROPERTY PHOTOS

Office Facility

1314 Burch Drive | Evansville, IN 47725

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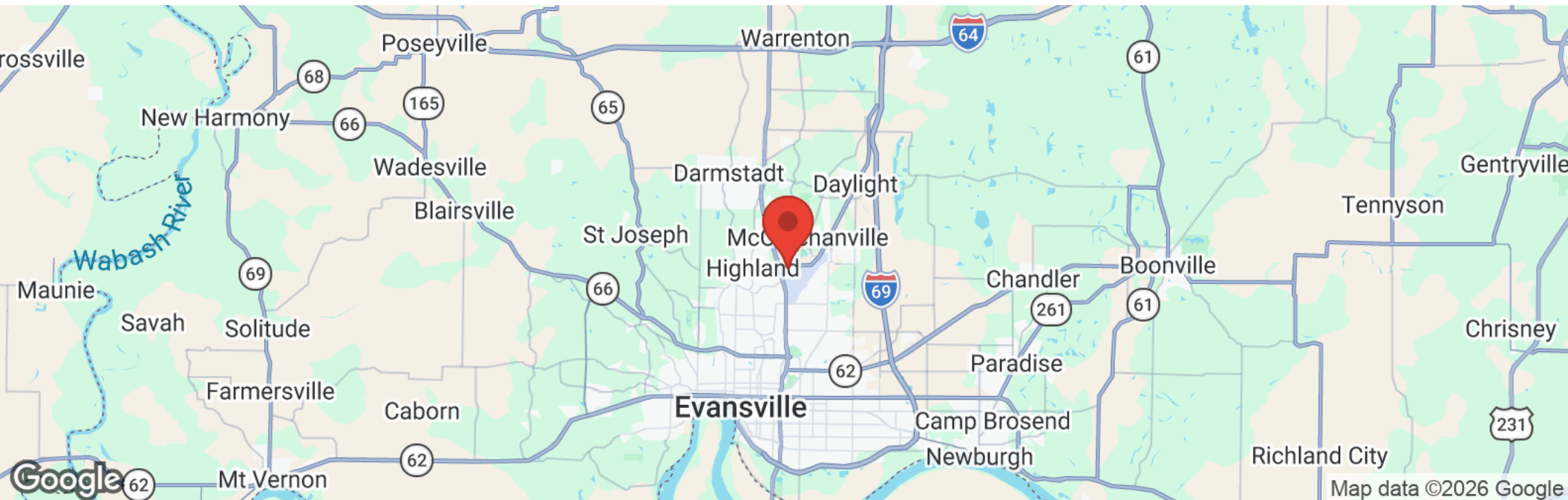


LOCATION MAPS

Office Facility

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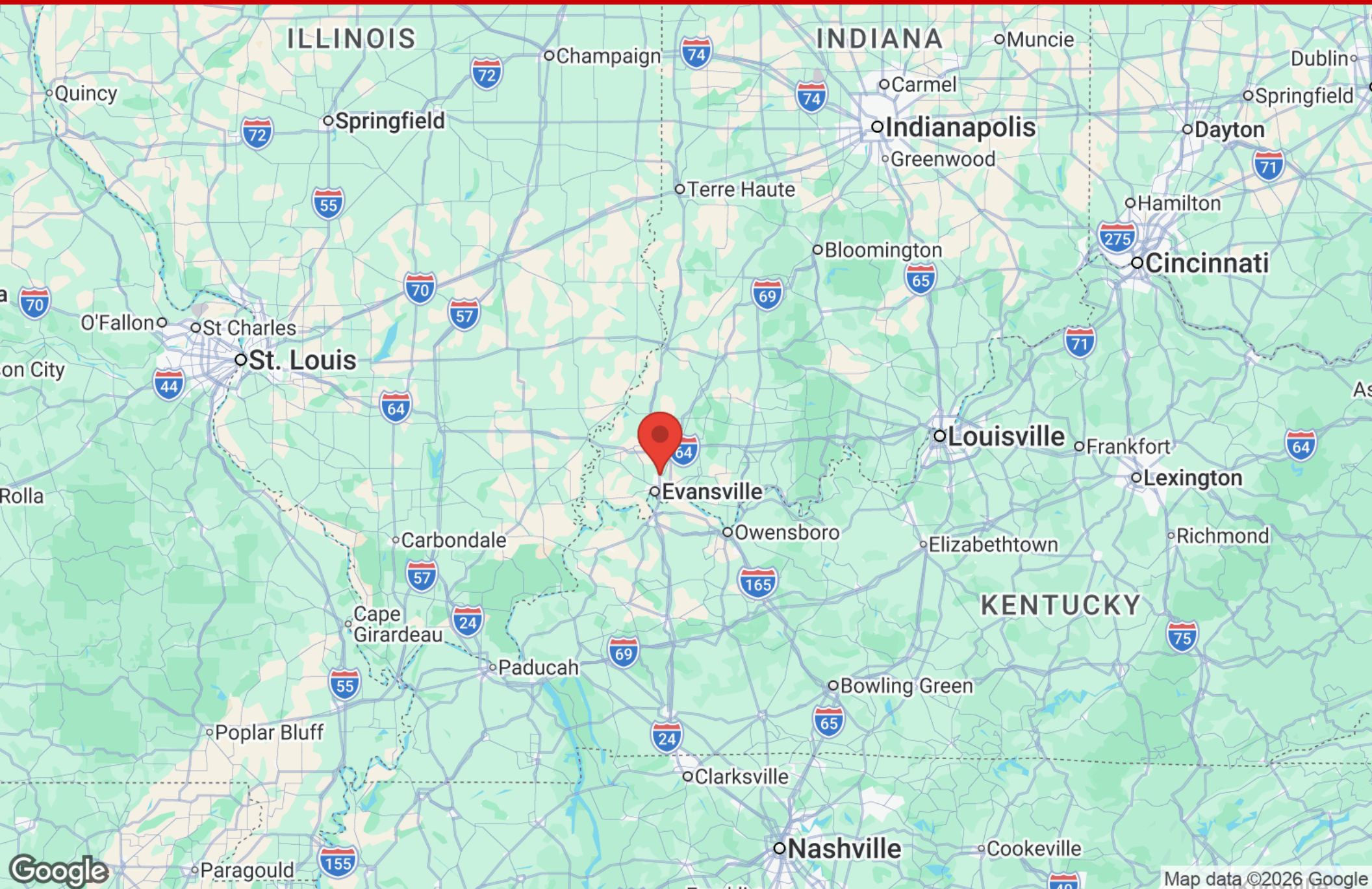


REGIONAL MAP

Office Facility

1314 Burch Drive | Evansville, IN 47725

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BUSINESS MAP

Office Facility

1314 Burch Drive | Evansville, IN 47725

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 Cummins Sales and Service

 Anchor Industries

 Wabash Plastics, Inc.

 O'Neal Steel

 Evansville Regional Airport

 Black Equipment

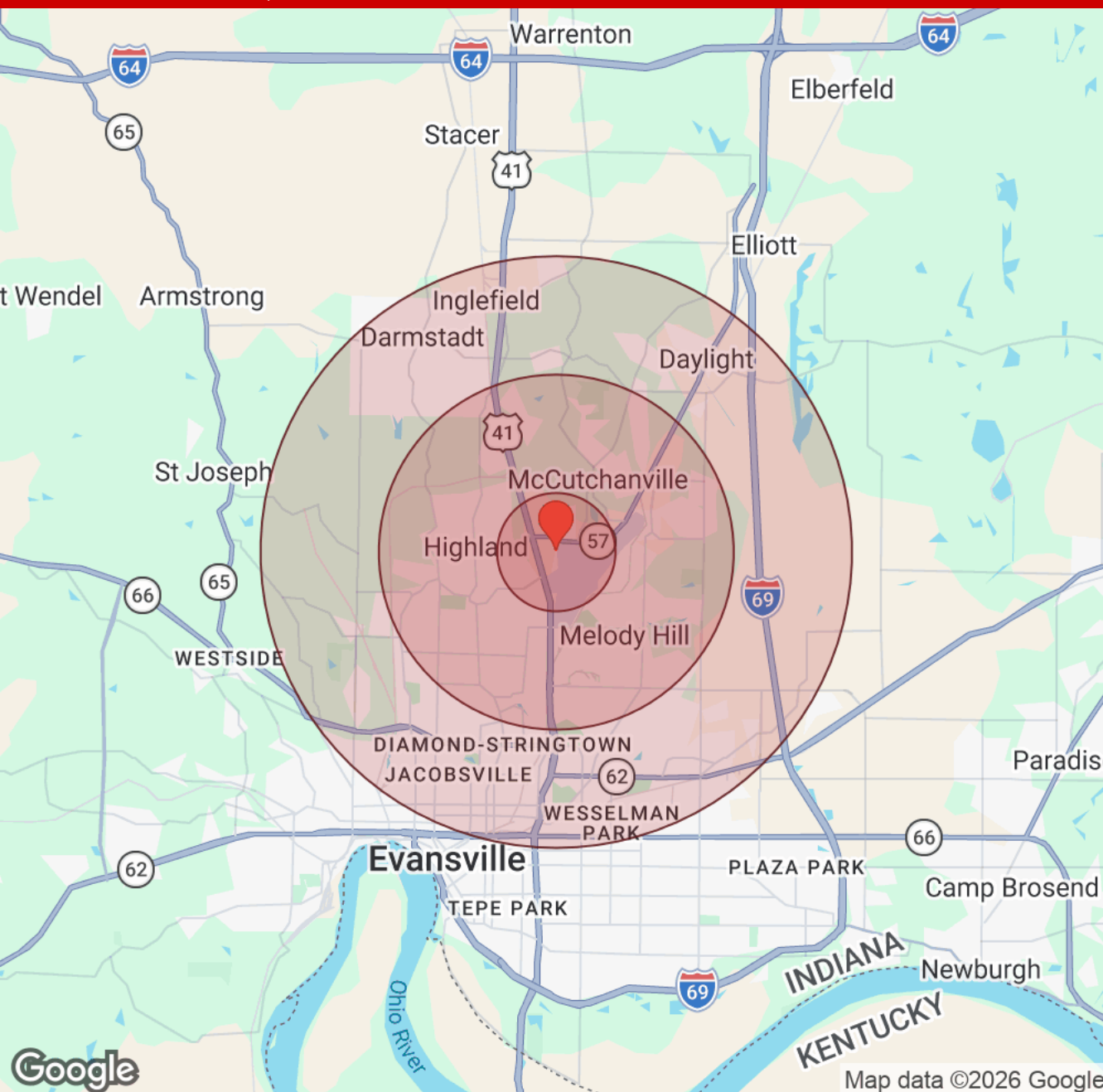
 Rudd Equipment Company

DEMOGRAPHICS

Office Facility

1314 Burch Drive | Evansville, IN 47725

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	691	16,779	40,012
Female	720	17,178	41,719
Total Population	1,410	33,957	81,731

Housing	1 Mile	3 Miles	5 Miles
Total Units	592	14,693	38,576
Occupied	553	13,638	35,092
Owner Occupied	522	12,335	24,313
Renter Occupied	31	1,303	10,779
Vacant	40	1,055	3,485

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	273	6,333	14,959
Ages 15 - 24	132	3,271	8,852
Ages 25 - 54	502	12,945	31,170
Ages 55 - 64	197	4,393	10,205
Ages 65+	306	7,016	16,544

Income	1 Mile	3 Miles	5 Miles
Median	\$104,799	\$88,934	\$66,638
Under \$15k	9	436	2,783
\$15k - \$25k	15	479	2,164
\$25k - \$35k	19	1,140	3,136
\$35k - \$50k	56	1,200	4,874
\$50k - \$75k	81	2,474	6,645
\$75k - \$100k	88	1,955	4,749
\$100k - \$150k	92	2,862	5,542
\$150k - \$200k	82	1,614	2,778
Over \$200k	112	1,478	2,421