



1618 Lynch Rd

1618 Lynch Rd
Evansville, Indiana 47711

Property Highlights

- Access to US-41 & Interstate 69
- Rail access potential (subject to verification)
- Proximity to Evansville Regional Airport & key logistics infrastructure
- Electrical: 1.5 Mega Watts available per Center Point Energy
- Gas: 6 Inch line available
- Office 5,127 SF
- Warehouse 80,575 SF

Offering Summary

Sale Price:	\$3,950,000
Building Size:	85,702 SF
Lot Size:	172,933 SF
Price/ SF:	\$46.09
Zoning:	M-2
Market:	Evansville, IN

For More Information

Scott Hyatt, CCIM

Senior Advisor

O: 812 436 1113 | C: 812 430 4989

scotthyatt@naiprime.com | IN #RB14016323

FLYER

1618 Lynch Rd, Evansville, IN 47711

For Sale

85,702 SF | \$3,950,000
Industrial Space



Property Description

Positioned within Evansville's established industrial market, 1618 Lynch Rd offers a highly functional $\pm 85,702$ square foot single-building industrial facility situated on a $\pm 172,933$ square foot lot. Designed to support a wide range of manufacturing, warehousing, and distribution operations, the property provides excellent access to major transportation routes and local infrastructure.

The building features clear heights ranging from approximately 25' to 34', allowing for efficient racking, production, or bulk storage. Loading capabilities are well suited for high-volume operations, with 13 dock-high doors and 2 drive-in bays providing flexible shipping and receiving options. Zoned M-2, the property accommodates a variety of industrial uses and offers users or investors long-term flexibility. With its scale, functionality, and strategic Evansville location, this facility represents a strong opportunity for industrial users seeking a well-located asset with efficient logistics and room for operational growth.

FLYER

1618 Lynch Rd, Evansville, IN 47711

For Sale

85,702 SF | \$3,950,000
Industrial Space

Sale Price

\$3,950,000

Location Information

Building Name	1618 Lynch Rd
Street Address	1618 Lynch Rd
City, State, Zip	Evansville, IN 47711
County	Vanderburgh

Building Information

Building Size	85,702 SF
Occupancy %	0.0%
Tenancy	Single
Number of Dock High Doors	13
Number of Drive in Bays	2
Ceiling Height	34 ft
Minimum Ceiling Height	24 ft
Office Space	5,127 SF
Number of Floors	1
Year Built	1964
Gross Leasable Area	85,702 SF
Construction Status	Existing
Warehouse %	94.0%
Framing	Steel

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-2
Lot Size	172,933 SF
APN #	12-240-34-299-013

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	105

Amenities

HVAC	Roof Mounted
Roof	Rubber Membrane
Landscaping	Grass, bushes, trees, and landscaping beds
Exterior Lighting	Pole Mounted Flood Lights
Foundation	Concrete
Exterior Walls	Concrete Block & Metal Panels
Warehouse Flooring	Smooth Concrete
Office Flooring	Vinyl tile & Commercial Grade Carpetting
Docks	13

FLYER

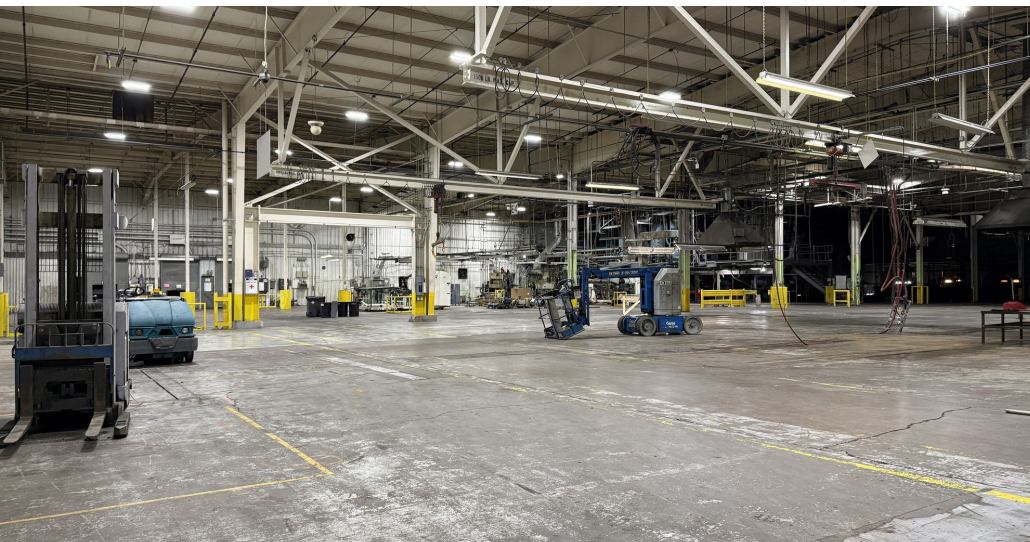
1618 Lynch Rd, Evansville, IN 47711



FLYER

1618 Lynch Rd, Evansville, IN 47711

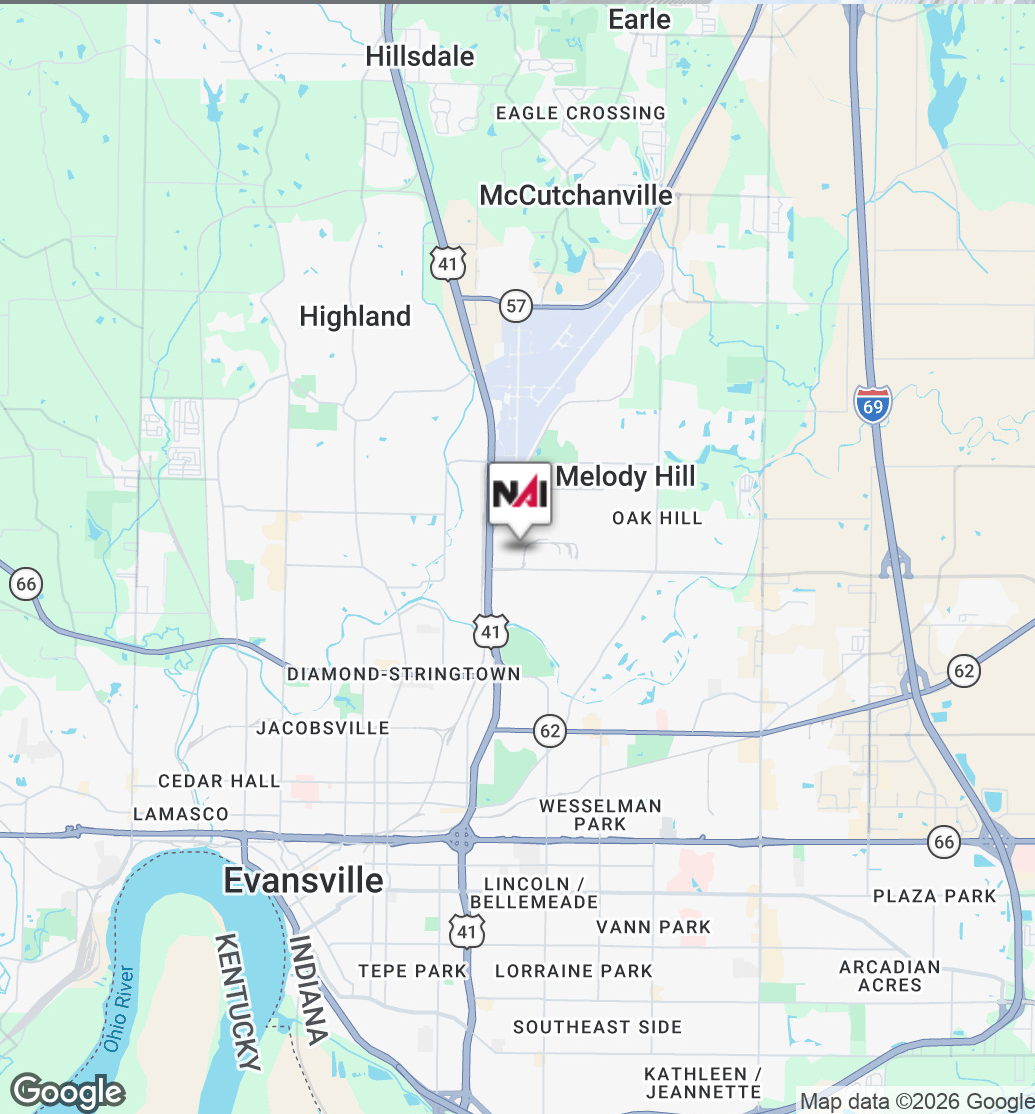
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLYER

1618 Lynch Rd, Evansville, IN 47711

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLYER

1618 Lynch Rd, Evansville, IN 47711

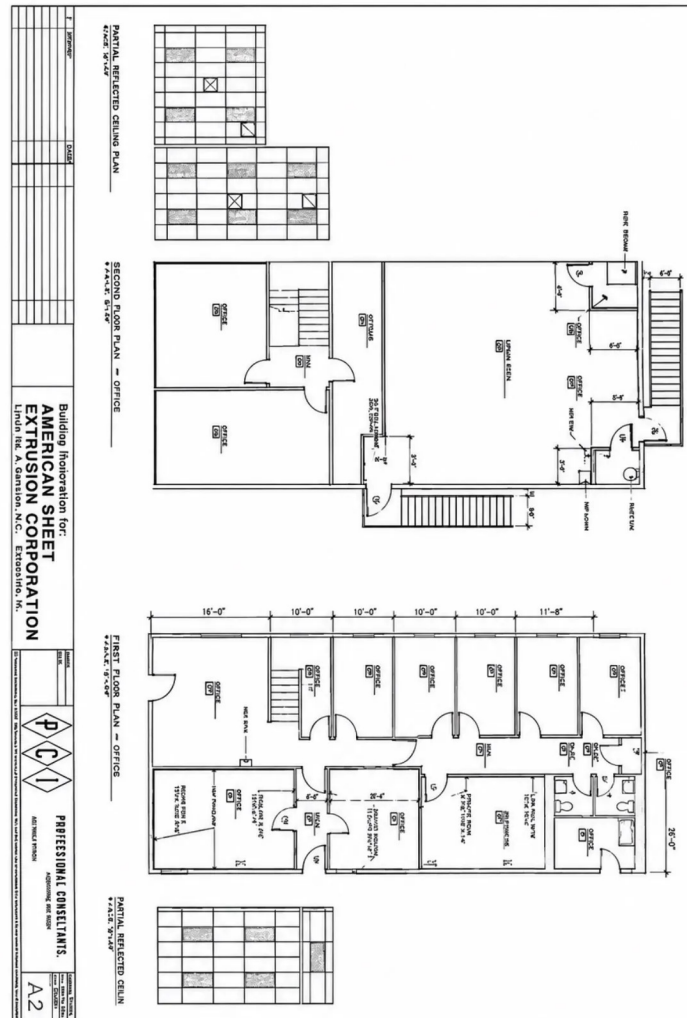
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

85,702 SF | \$3,950,000
Industrial Space

6/17/26, 4:25 PM

Office Floor Plan.jpg



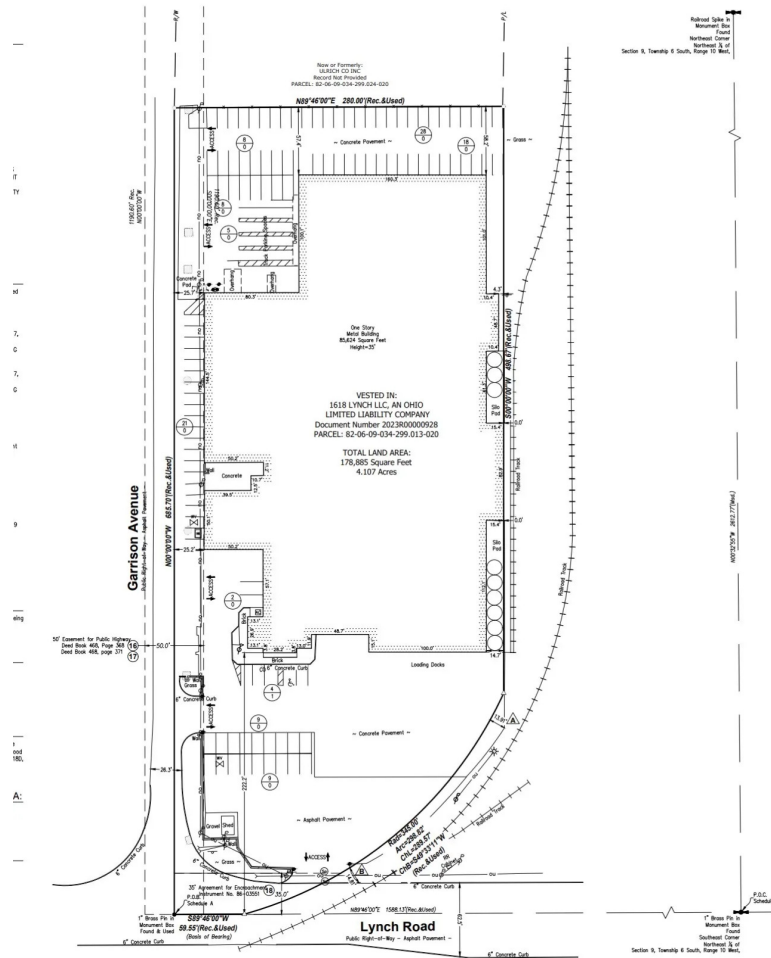
<https://mail.google.com/mail/u/0/#sent/KtbxLxGXBHpRTFwlrHWxpMRhWcHkDxVdB?projector=1&messagePartId=0.1>

FLYER

1618 Lynch Rd, Evansville, IN 47711

For Sale

85,702 SF | \$3,950,000
Industrial Space



FLYER

1618 Lynch Rd, Evansville, IN 47711