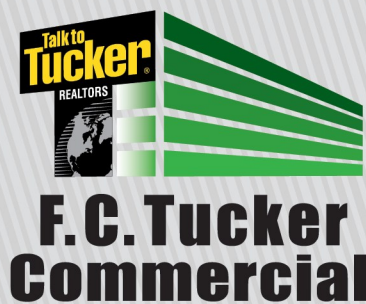




# AVAILABLE

## 4004 E Morgan Avenue

EVANSVILLE, IN 47715

### SUITES 101 & 102

## OFFICE WITH WAREHOUSE



- Lease Price: \$8.75 / SF / NNN
- NNN Charges: \$2.72 / SF
- Suite 101: 3,428 SF Office
- Suite 102: 3,297 SF Warehouse
- Lot Size: 1.20 Acres +/-
- Year Built: 1977
- Zoning: C-1
- # of Parking Spaces: 50 Spaces
- Ext. Construction: Brick

- Roof: New EPDM in 2024
- Elevator: Yes
- # of Restrooms: 4 Restrooms
- Water/Sewer: City
- Showing: Key in Listing Office
- Traffic Count: 28,698 Intersection Total AADT
- Location: Morgan Avenue (SR 62) and Stockwell Road

Great east side location at signalized intersection.

Ten (10) private offices. Small kitchenette. Reception area. Conference room.

Warehouse with dock adjoining Suite 101.

### For More Information, Contact:

**Ken Newcomb, President / Broker**

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com

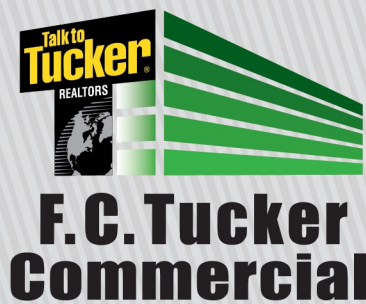


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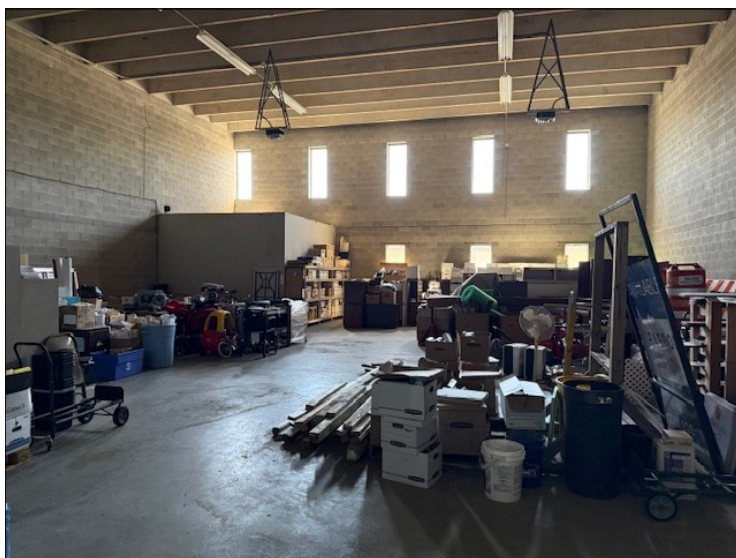
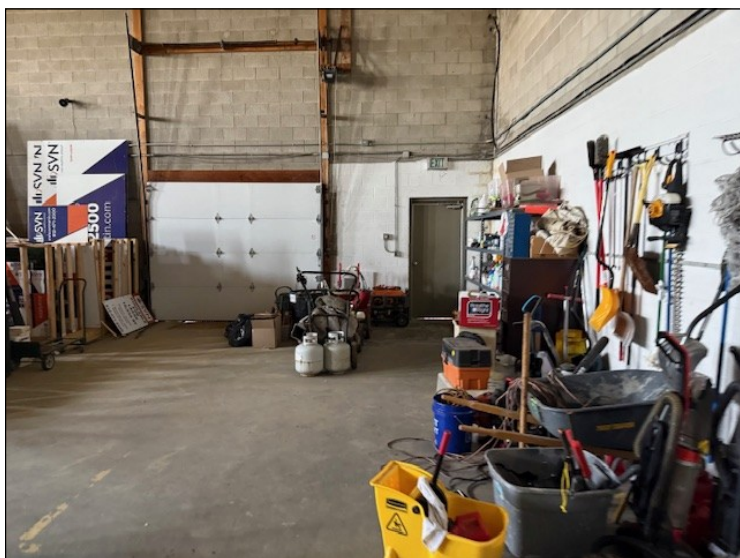


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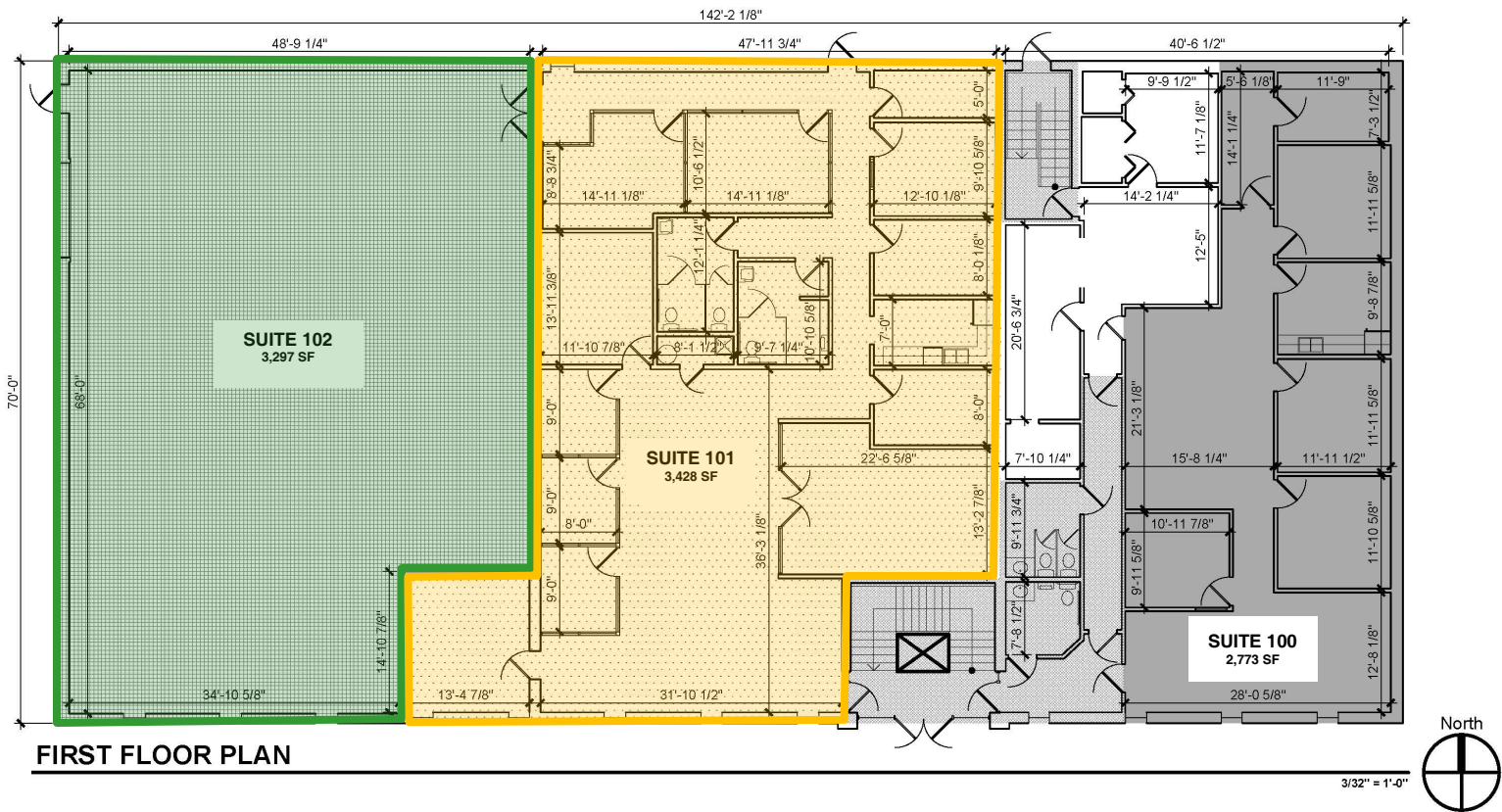
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**F.C. Tucker  
Commercial**

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