

**AVAILABLE**



**For Sale or Lease**

*2680 S Old Decker Road  
VINCENNES, IN 47591*



- **Sale Price:** \$1,800,000
- **Lease Price:** \$4.25 / SF / Industrial Gross
- **Total SF:** 46,153 SF
  - Warehouse SF: 43,076 SF
  - Office SF: 3,077 SF
- **Lot Size:** 9.577 Acres +/-
- **Year Built:** 1996
- **Zoning:** I-2
- **Ceiling Height:** 26' - 29' 6" main warehouse  
22' - 24' drive-in loading area
- **Drive-in Doors:** 11
- **Docks:** 3 - 8' x 10'

- **# of Parking Spaces:** 30+ trailer parking / 45 auto
- **Ext. Construction:** Metal, Concrete Block
- **Roof:** Metal
- **Floor:** Concrete
- **Sprinkler:** Wet System Throughout
- **Electric:** 3 Phase; 3 Boxes—  
208 120, 480, 277 480
- **Water/Sewer:** City
- **Annual Taxes:** \$22,401.92
- **Showing:** Contact Listing Agent
- **Loopnet:** 19959228 / 19959261
- **ICREX:** 30008473 / 30008478

Three bay maintenance shop with compressor and air & exhaust lines. Multiple trench drains with oil water separators. Exhaust fans throughout. Facility is fully fenced with exterior security lighting. Extra acreage for expansion and second rear access available from Beckes Drive. Interior guard rail wall protection. Building is well insulated. Building plans available.

**For More Information, Contact:**

**Ken Newcomb, Jr., President**  
 Direct: 812.204.4004  
 Fax: 812.473.6684  
[kennewcomb@fctuckercommercial.com](mailto:kennewcomb@fctuckercommercial.com)

**Scott O'Neil, J.D.**  
 Cushman & Wakefield  
 Direct: 317.352.5435  
[scott.oneil@cushwake.com](mailto:scott.oneil@cushwake.com)

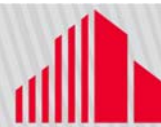
7820 Eagle Crest Blvd. Suite 200  
 Evansville, IN • 47715  
 812-473-6677 • Fax: 812-473-6684



**FCTuckerCommercial.com**



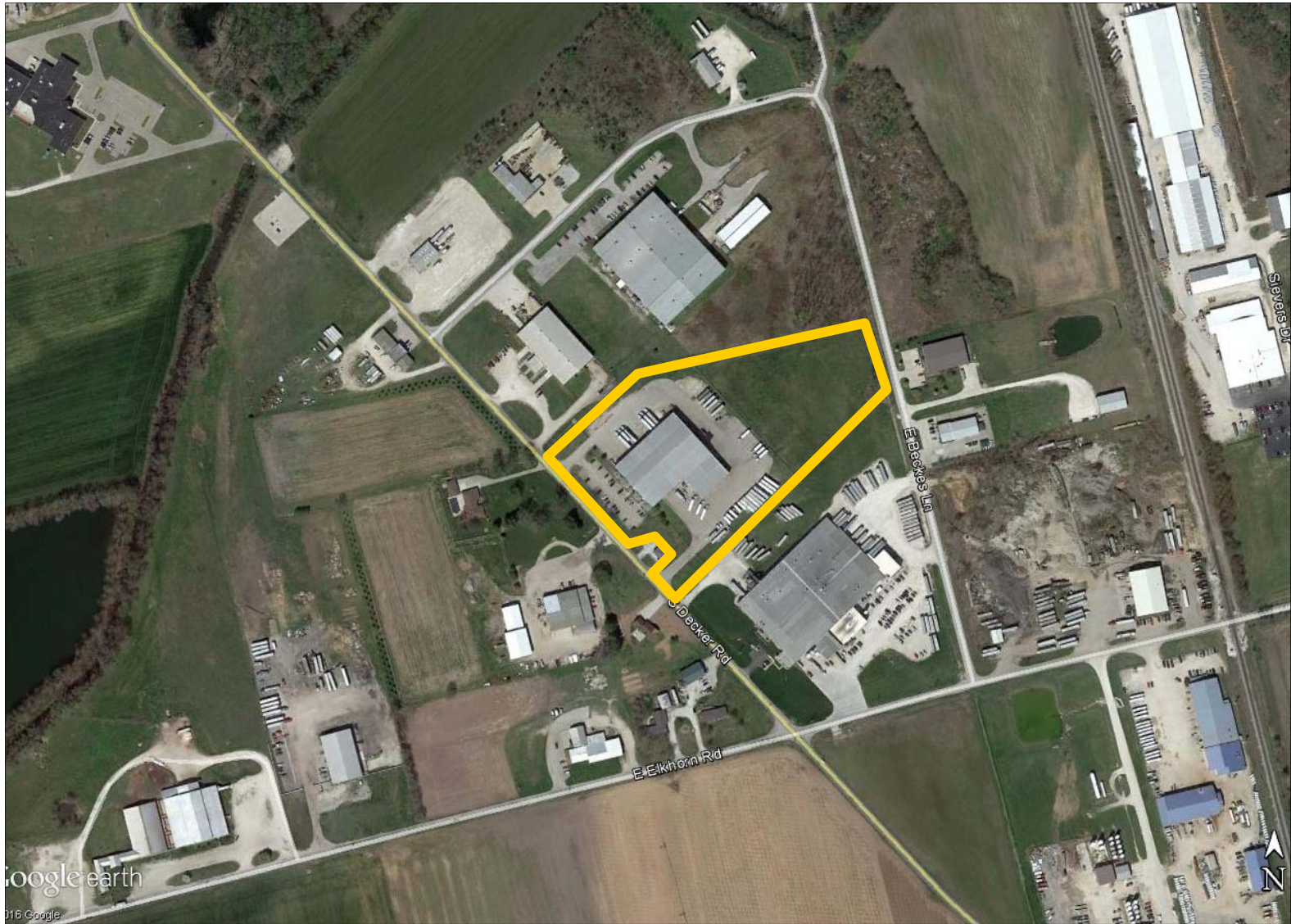
**F.C. Tucker  
Commercial**



**CUSHMAN &  
WAKEFIELD**

**AVAILABLE**

**For Sale or Lease**  
*2680 S Old Decker Road  
VINCENNES, IN 47591*



**For More Information, Contact:**

**Ken Newcomb, Jr., President**

**Direct: 812.204.4004**

**Fax: 812.473.6684**

**kennewcomb@fctuckercommercial.com**

**Scott O'Neil, J.D.**

**Cushman & Wakefield**

**Direct: 317.352.5435**

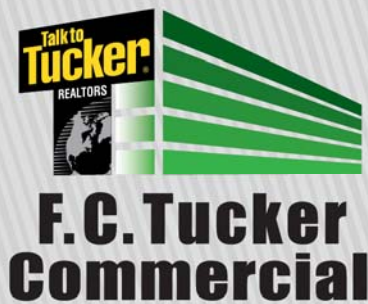
**scott.oneil@cushwake.com**

7820 Eagle Crest Blvd. Suite 200  
Evansville, IN • 47715  
812-473-6677 • Fax: 812-473-6684



**FCTuckerCommercial.com**

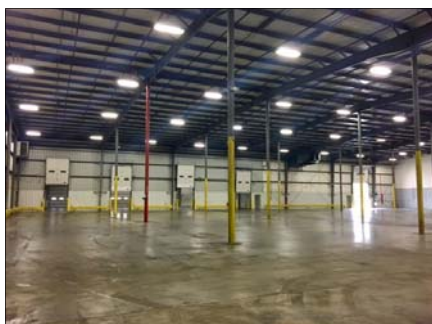
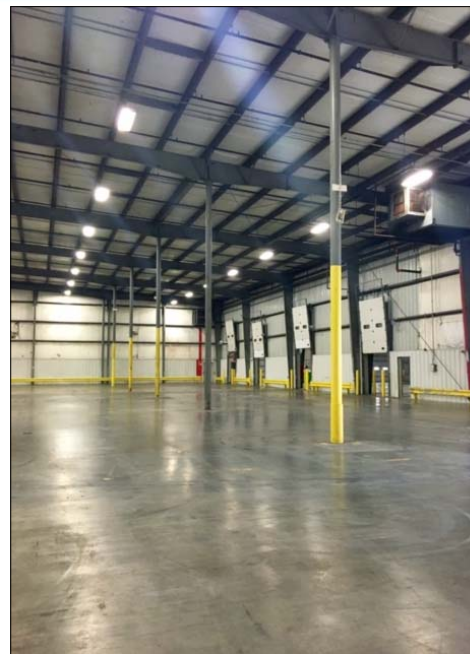
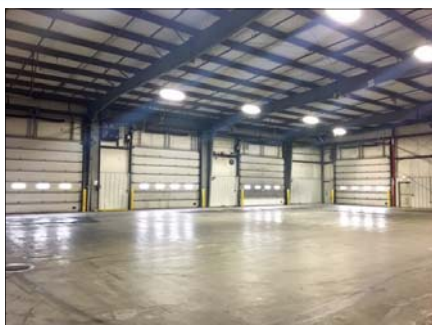
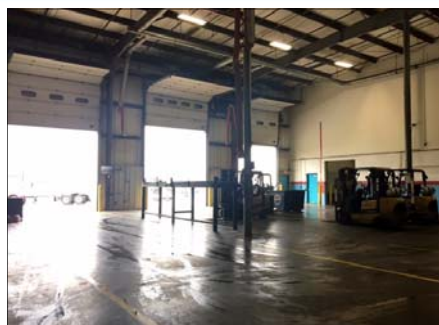
The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



**AVAILABLE**

**For Sale or Lease**

*2680 S Old Decker Road  
VINCENNES, IN 47591*



**For More Information, Contact:**

**Ken Newcomb, Jr., President**

**Direct: 812.204.4004**

**Fax: 812.473.6684**

**kennewcomb@fctuckercommercial.com**

**Scott O'Neil, J.D.**

**Cushman & Wakefield**

**Direct: 317.352.5435**

**scott.oneil@cushwake.com**

7820 Eagle Crest Blvd. Suite 200  
Evansville, IN • 47715  
812-473-6677 • Fax: 812-473-6684

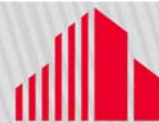


**FCTuckerCommercial.com**

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



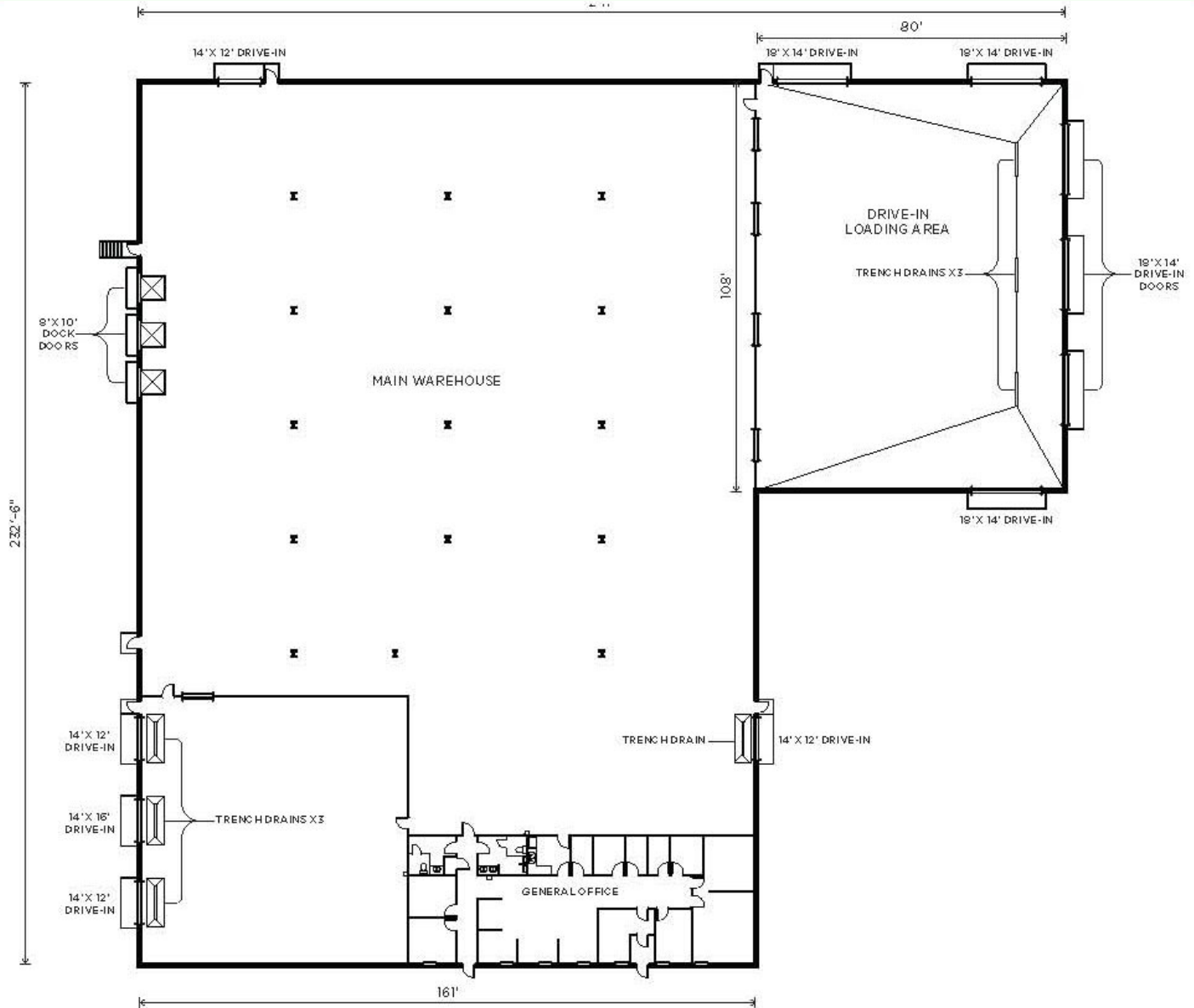
**F.C. Tucker  
Commercial**



**CUSHMAN &  
WAKEFIELD**

**AVAILABLE**

**For Sale or Lease**  
*2680 S Old Decker Road  
VINCENNES, IN 47591*



**For More Information, Contact:**

**Ken Newcomb, Jr., President**

**Direct: 812.204.4004**

**Fax: 812.473.6684**

**kennewcomb@fctuckercommercial.com**

**Scott O'Neil, J.D.**

**Cushman & Wakefield**

**Direct: 317.352.5435**

**scott.oneil@cushwake.com**

7820 Eagle Crest Blvd. Suite 200  
Evansville, IN • 47715  
812-473-6677 • Fax: 812-473-6684



**FCTuckerCommercial.com**

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.