

FOR LEASE | BELL CROSSING

4266 BELL ROAD
NEWBURGH, IN 47630

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate: N/A

NNN Expenses/SF: \$3.73

Lease Term: 3 years

Year Built: 2005

Building Size: 6,968 SF

Zoning: R-O

Traffic Count - Bell Road: 17,017 VPD (2017)

PROPERTY OVERVIEW

Beautiful two-story office building located on Bell Road, between the Lloyd Expressway/SR 66 and Lincoln Avenue, in Newburgh, IN -- just minutes from Evansville's east side.

PROPERTY HIGHLIGHTS

- 2 Suites available April 1, 2018
- Suite 101 (1st Floor): 1,800 SF, \$11 PSF / Suite 201 (2nd Floor): 1,045 SF, \$8 PSF
- Easy access, ample parking
- Class A office space
- Pylon signage available

PRESENTED BY:

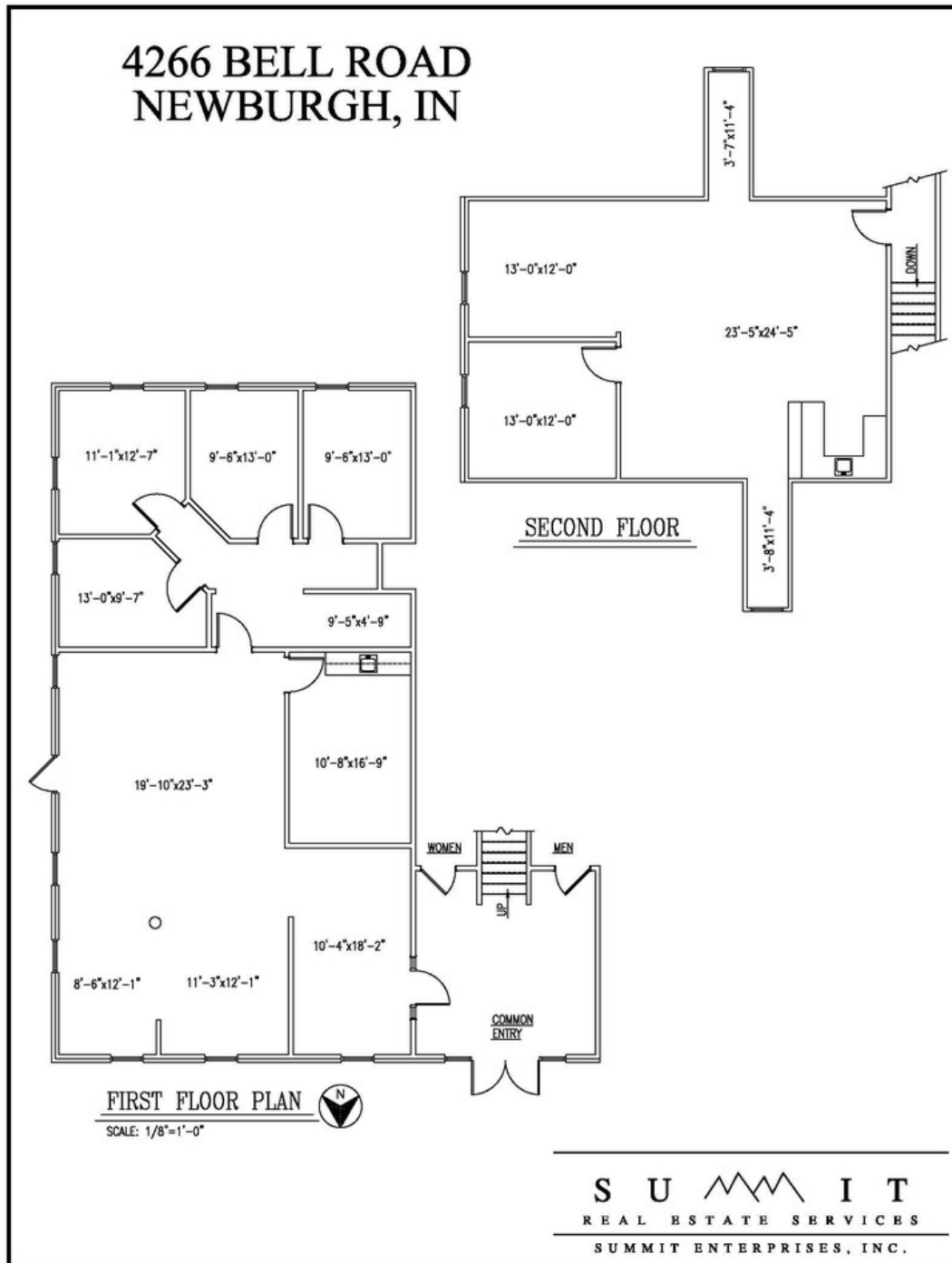
SCOTT HYATT, CCIM
812.430.4989
shyatt@summitrealestate.us



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FLOOR PLANS



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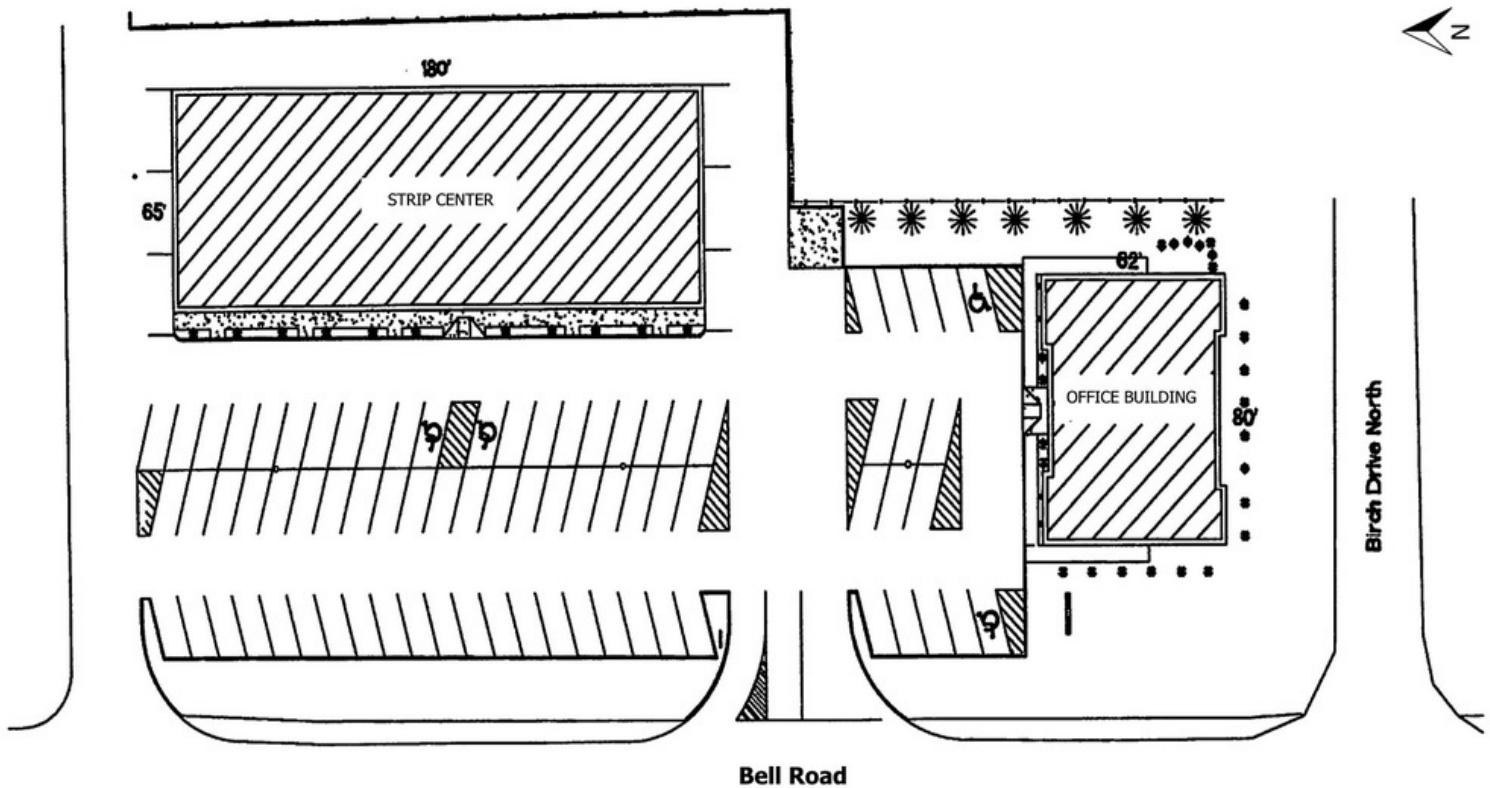
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SITE PLAN



Bell Road Traffic: 17,017 VPD (2017)

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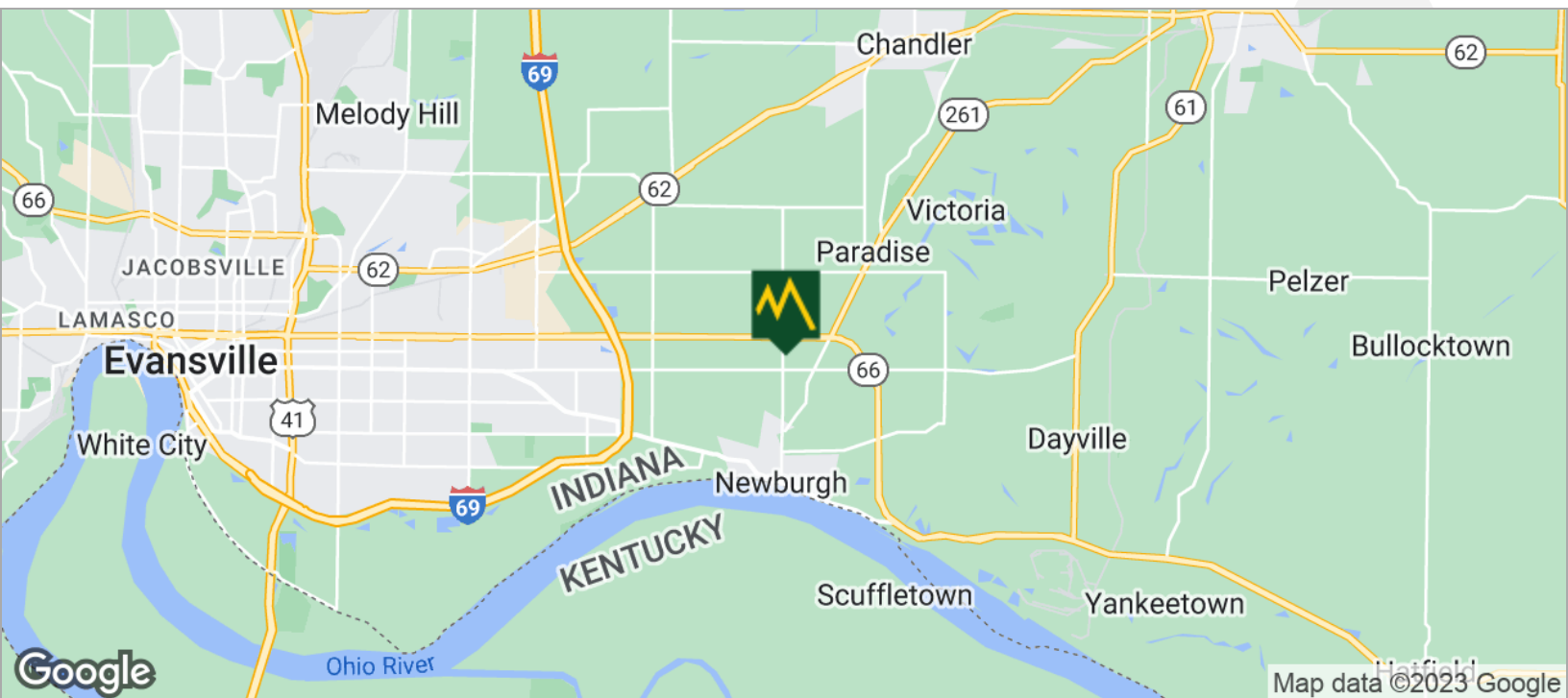
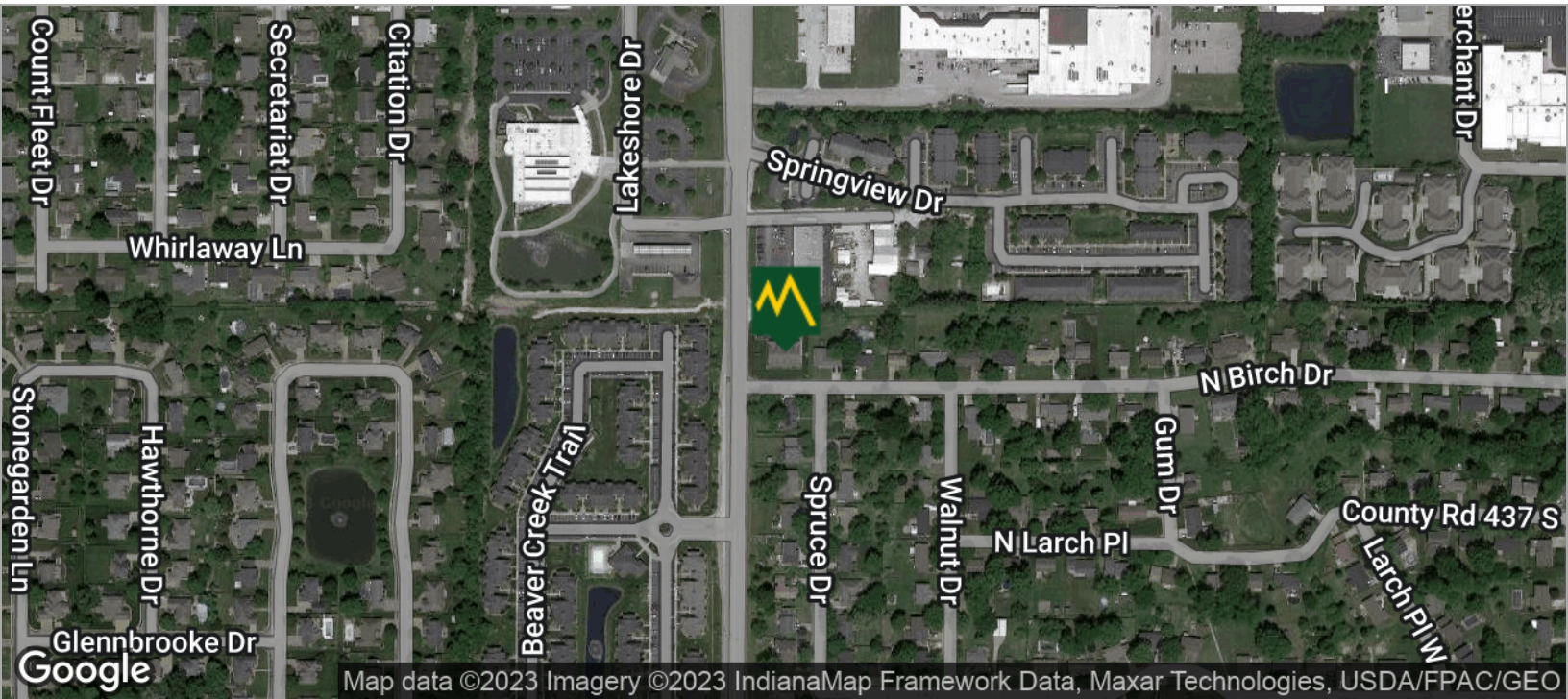
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LOCATION MAPS



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