

Confidential Off Market Sale

Approx. 650,000 sf Industrial on Approx. 29 Acres in Terre Haute, Indiana

Offering Summary:

- **Call For Offers**
- **5% Buyer's Premium**
- **Cooperating Broker's Commission: 2%**
- **Lot Size: Approx. 29 Acres**
- **15 Industrial Buildings**
- **Total Buildings SF: Approx. 650,000**
- **Features Include Heavy Power, 12 Drive in Door Docks, Ample Parking, and Nearby Rail Access**
- **2019 Taxes: \$106,903.54 (Total 28 PINS)**



This property consists of approximately 29 acres zoned heavy industrial in Terre Haute, Indiana with fifteen (15) industrial manufacturing buildings. It features heavy power; 12 drive in door docks; ceiling heights ranging from approximately 9' - 23'; a large, adjacent parking lot; a parking lot across the street; several other vacant, adjacent lots; and nearby rail access.

This is an ideal site for building a logistics and distribution center literally at "the crossroads of America." These buildings have been well maintained and are also well suited for continued manufacturing use. The current business is vacating the property due to the owner retiring and winding down the business.

Terre Haute Indiana is the Crossroads of America. US Highway 40, the old National Road which opened the west for settlement, and U. S. Highway 41, a major north-south route, were designated part of the original federal highway system in 1926.

For More Information Contact:



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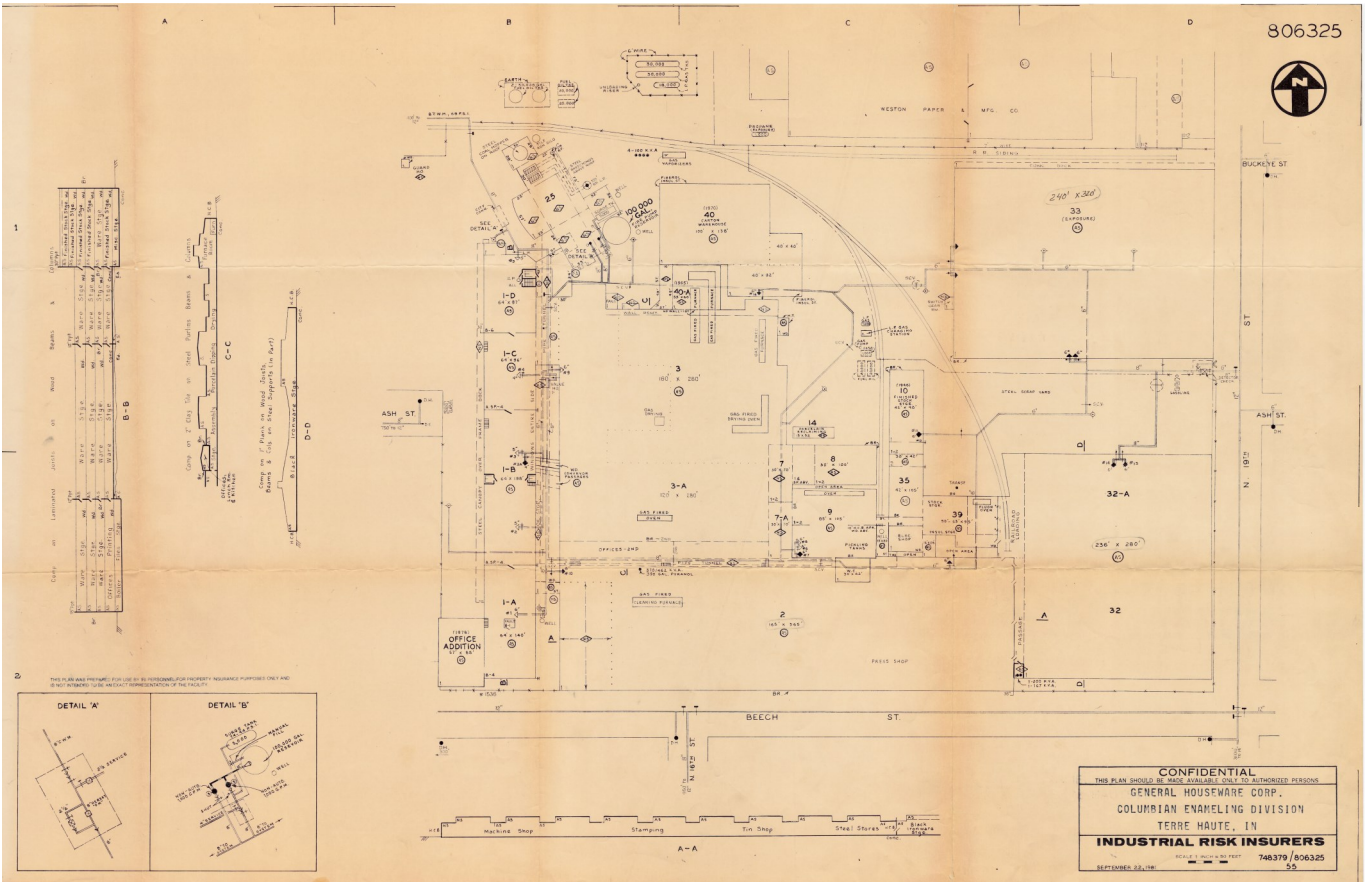
Offered in Cooperation with Indiana Real Estate License #RB14032403

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Building Details

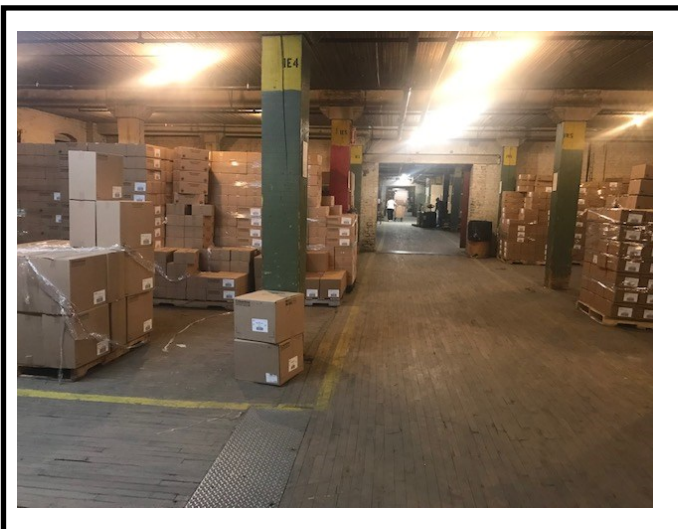
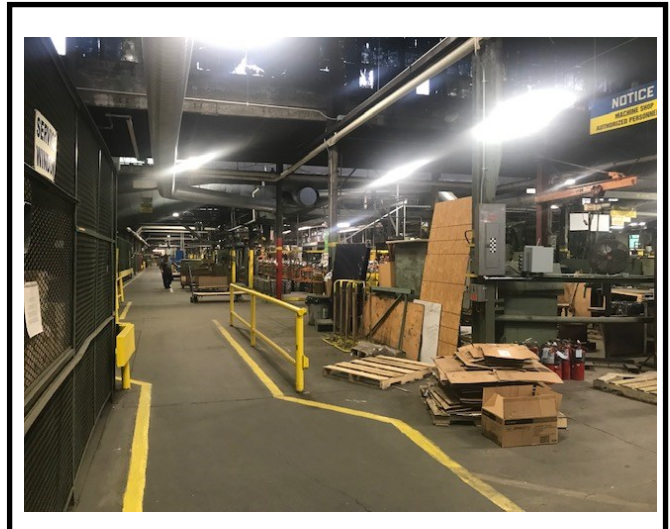
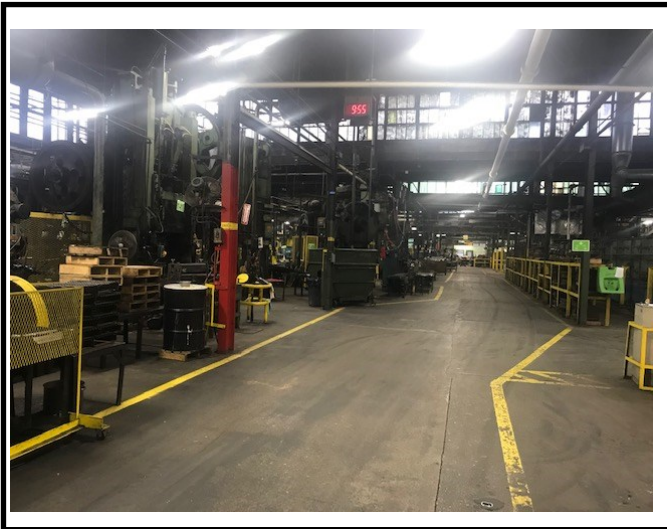
Building #1	4 story shipping warehouse, approx. 153,004 sf plus 13,620 sf basement (identified as #1, #1-A, #1-B, #1-C, #1 shipping, and #1-Office Area in Building Plan)
Building #2	Pressroom, approx. 92,730 sf
Building #3	Enameling/ Finishing Dept., approx. 79,508 sf (identified as #3 and #3-A in Building Plan)
Building #4	Mill Room, approx. 6,670 sf (identified as Building #7 which includes #7 and #7-A in Building Plan)
Building #5	Frit Storage Building, approx. 5,100 sf (identified as Building #8 in Building Plan)
Building #6	New Power House, approx. 8,400 sf (identified as Building #9 in Building Plan)
Building #7	Prestige Storage, approx. 5,166 sf (identified as Building #10 in Building Plan)
Building #8	Old Power House, approx. 11,622 sf ((identified as Building #25; currently used for storage and fire pumps in Building Plan)
Building #9	Black Iron Shed, approx. 26,904 sf (identified as Building #32; older section of building with wood structure and partitions in Building Plan)
Building #10	Black Iron Shed, approx. 42,952 sf (identified as Building #32-A; newer section of building with steel structure and dock with drive in access in Building Plan)
Building #11	North Warehouse, approx. 5,100 sf (identified as Building #33; older section of building built with brick and wood structural in Building Plan)
Building #12	North Warehouse, approx. 5,100 sf (identified as Building #33-B; newer section of building, built mainly with concrete block and metal and wood structural in Building Plan)
Building #13	Electrical shop, approx. 4,635 sf (identified as Building #35; tied into building #10 in Building Plan)
Building #14	Maintenance Shop, approx. 4,048 sf (identified as Building #39 in Building Plan)
Building #15	Blue Carton Warehouse, approx. 202,000 sf (identified as Building #40 which includes addition #40-A in Building Plan)

Confidential Off Market Sale Building Plan



AW Properties Global

Confidential Off Market Sale Photos



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Confidential Off Market Sale

Photos

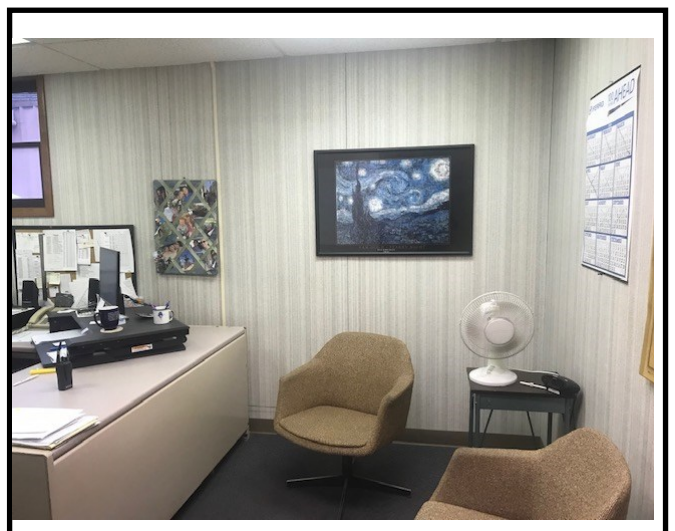


Confidential Off Market Sale Photos



AW Properties Global

Confidential Off Market Sale Photos



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Confidential Off Market Sale Photos

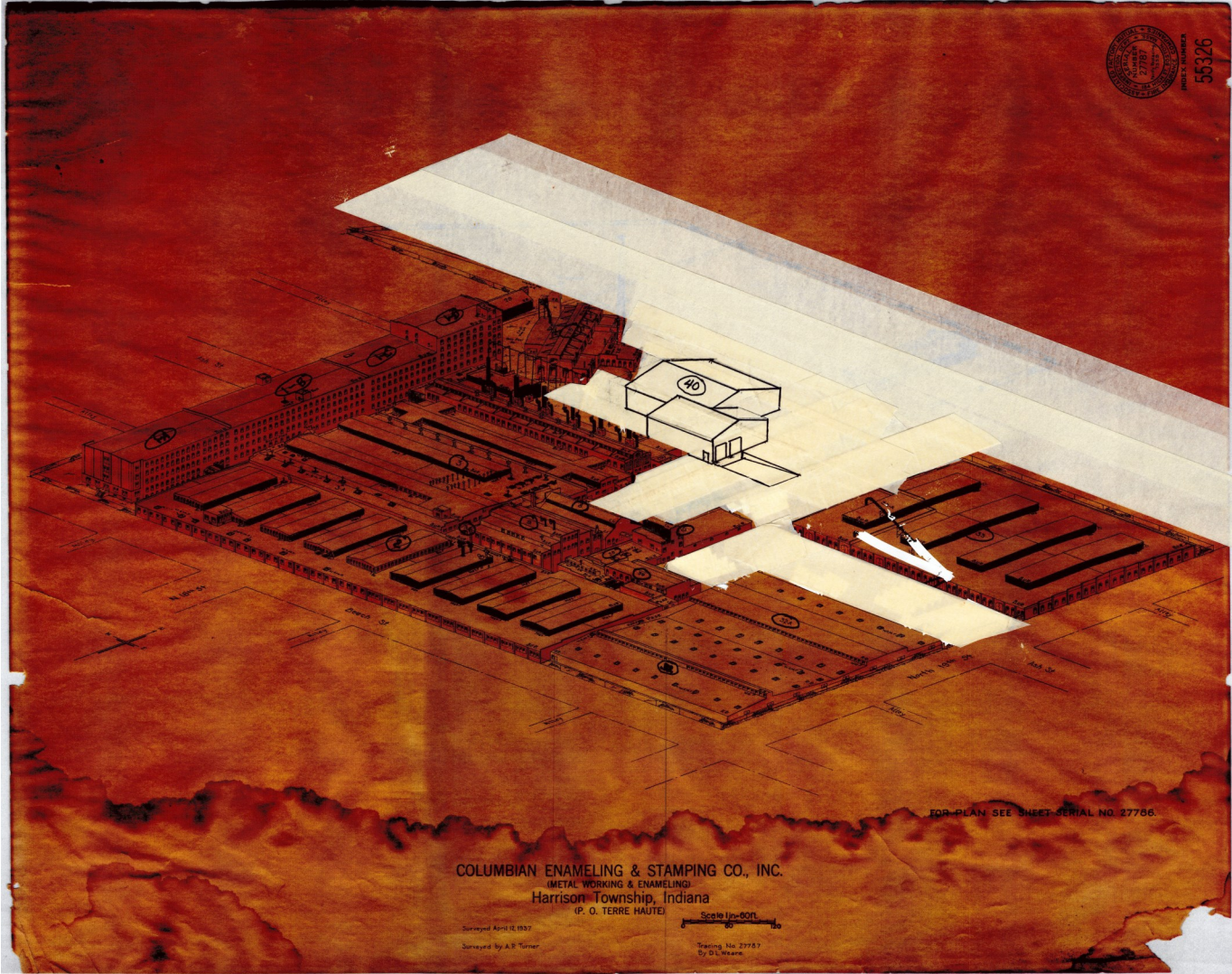


AW Properties Global

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ISO Drawing

53326



FOR PLAN SEE SHEET SERIAL NO. 27756.

COLUMBIAN ENAMELING & STAMPING CO., INC.
(METAL WORKING & ENAMELING)
Harrison Township, Indiana
(P. O. TERRE HAUTE)

Surveyed April 12, 1937
Surveyed by A.P. Turner

Scale 1 in = 60 ft
Drawing No. 27757
By D.L. Moore

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