

Doughmakers Building

Terre Haute, Indiana

Location

The Doughmakers Building is located at 1650 East Industrial Drive in the 1,500-acre Vigo County Industrial Park (VCIP) on U.S. Highway 41, six-miles south of Interstate Highway 70 near the city of Terre Haute.

Site/Building Size

The 45,936 square-foot facility is positioned on 8.2 acres. The interior contains 38,000-square-foot of manufacturing space and 7,700-square-foot of office and 3,600-square-foot mezzanine; an exercise/gym; and a large break room. The walls are 26-gauge steel with four-inch insulation. The roof is pre-engineered steel with formed seams, insulated.

The floor is comprised of poured concrete with six-inches to 12-inches for thickness. Both the manufacturing and office space has heating and air conditioning. Sprinkler system is wet.

Zoning

M-2 Heavy Industry

Lease/Sale:

Lease: Negotiable

Sale: \$2,450,000

Access

Located six-miles south of Interstate Highway 70 (east/west) and approximately 70-miles equidistant to major (north/south) Interstates 57 and 65. Adjacent to U.S. Highway 41 and approximately 8-miles from U.S. Highway 40. Terre Haute International Airport is the nearest commercial airport at 16-miles away. Indianapolis International Airport is the nearest passenger airport at 75-miles, east.

Infrastructure

Power— provided by Duke Energy

Water— provided by Indiana American Water Company

Sewer— provided by the City of Terre Haute

Natural Gas—provided by Vectren



Constructed in 2000, the Doughmakers building is located within the 1,500- acre Vigo County Industrial Park.

Communications—provided by Verizon

Transportation

Rail—CSX Transportation; Indiana Railroad Company

Highway—Interstate Highway 70;
U.S. Highways 40, 41, 150
State Roads 42, 46, 63;

Truck Service—Terre Haute is served by 52 over-the-road truck lines, 12 have terminals in the city.

Air—Terre Haute International Airport, 16-miles;
Indianapolis International Airport 75-miles.

Ports— Indiana's three ports are accessible by rail and highway to/from Terre Haute, Indiana. The Burns Harbor Portage is located in the northwest corner of the state, and Jeffersonville and Mount Vernon Portage's are located in the southern corners of the state.

Contact Information

Terre Haute Economic Development Corporation
630 Wabash Avenue, Suite 101 • P.O. Box 1830 • Terre Haute, IN 47808
Phone: 812.234.2524 • Web: www.terrehauteedc.com • Email: info@terrehauteedc.com

