

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. Terre Haute/Vigo County has a population of over 104,000.

Site/Building Size

The 45,936 square-foot facility is positioned on 8.2 acres. The interior contains 38,000 square-feet of manufacturing space and 7,700 square-feet 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 6-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

Sale: \$2,200,000

Access

Located six-miles south of Interstate Highway 70 (east/west). Adjacent U.S. Highway 41 (north/south) is accessed via Industrial Drive, the industrial park' 10-inch reinforced concrete thoroughfare constructed to meet federal interstate highway standards. U.S. Highway 40 is approximately 8-miles south.

Infrastructure

Power—provided by Duke-Energy; a brand new 22.4 MVA substation in park. Overhead transmission 138K and 12kv.

Water—provided by Indiana American Water Company. 12" main throughout industrial park;

Natural Gas—provided by Vectren; numerous gas mains throughout park with largest 8", 900+ psi.



Constructed in 2000, the Doughmakers building is a site that manufactures gourmet bake ware.

Sewer—provided by the City of Terre Haute. 15" and 30" lines throughout the industrial park; two main lift stations.

Communications—through Verizon. A digital pair gain system fiber optic: T-1, T-3, ISDN, etc.

Transportation

Rail—CSX Transportation; Indiana Railroad Company

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

Truck Service—Terre Haute 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 • Terre Haute, IN 47807
Phone: 812.234.2524 • Web: www.terrehauteedc.com • Email: info@terrehauteedc.com

