

Modern Welding Building

Terre Haute, Indiana

Location

Located in the City of Terre Haute, the Modern Welding Facility is situated at 3500 Plum Street, adjacent to Fruitridge Avenue a north/south four-lane thoroughfare. The building is conveniently located near Interstate Highway 70, U.S. Highway 40, and State Road 46.

Site/Building Size

The 43,000-square-foot building is positioned on 7.65 acres. The facility includes a 460-square-foot office which is heated and air conditioned.

The building is steel structure with metal insulated roof. Floor thickness is eight-inches. There are four-drive-in-doors. Column spacing is 20-feet. Ceiling height is 24-feet. The facility has four cranes; each is 10-ton capable.

Zoning

M-2 Heavy Industry

Lease/Sale

Negotiable

Access

The Modern Welding building is approximately six-miles north of Interstate Highway 70, five-miles east of U.S. Highway 41 and one-mile north of U.S. Highway 40, and State Road 46.

Terre Haute International Airport is the nearest commercial airport at five-miles. Indianapolis International Airport is the nearest passenger airport, approximately 50-minutes, east.



The Modern Welding site is cost-effective and provides an optimum location for a manufacturing or distribution facility.

Infrastructure

Power— provided by Duke Energy, the site has 480 KV; substation within half-mile of site.

Water— provided by Indiana American Water Company. 12-inch main; PSI 55.

Sewer— provided by the City of Terre Haute; 15-inch and 30-inch lines.

Natural Gas—provided by Vectren

Communications—through Verizon; Time Warner; JOINK

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 served by 52 over-the-road truck lines, 12 have terminals in the city.

Air—Terre Haute International Airport, 5-miles; Indianapolis International Airport 70-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

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