

# Manufacturing-Specific Speculative Building

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## Terre Haute, Indiana

### Location

Construction completed in 2009. The manufacturing-specific shell is located in the 1,500-acre Vigo County Industrial Park. The industrial park is on U.S. Highway 41 just six-miles south of Interstate Highway 70. Terre Haute/Vigo County has a population of over 104,000 and five higher education institutions.

### Site/Building Size

Positioned on 13-acres, the approximate 100,000 square-foot shell includes 4-docks; 2-drive-in overhead doors; and capacity for a 10-ton bridge crane.

### Lease/Sale

Both Options Possible

### Zoning

M-2 Industry

### Access

Located six-miles south of Interstate Highway 70 (east/west) and adjacent to U.S. Highway 41. Transportation access to adjacent U.S. Highway 41 is available via Industrial Drive, which is a 10-inch reinforced concrete thoroughfare constructed to meet federal interstate highway standards.

### 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.

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

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



*The speculative building is designed with expansion capabilities in mind.*

### 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.

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## Contact Information

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