

KEY DETAILS

- 140,690 SF Industrial Warehouse Facility, 4 Buildings
- 21.6 Acres, Zoned I-2, Expansion Ready
- 17 Dock Doors & Access to Transportation Infrastructure



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7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



PROPERTY OVERVIEW

1075 E Ramsey Road, VINCENNES, IN 47591 | Offering Memorandum

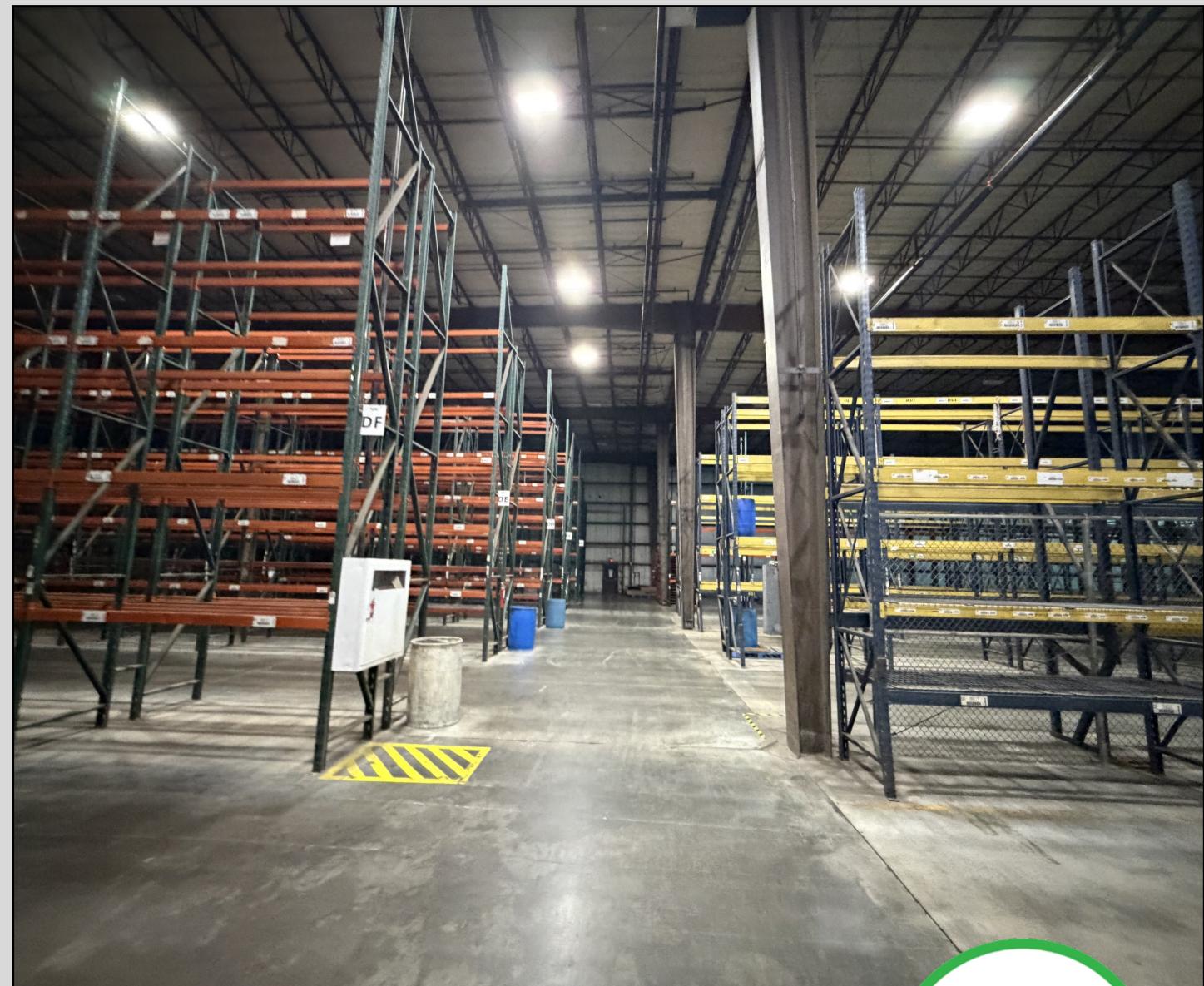
Offering Price: \$4,900,000

This is an opportunity to acquire a turnkey industrial campus with scale, infrastructure, and upside potential. The main warehouse spans 120,475 SF including freezer storage in 22,800 SF. Situated on 21.6 acres, this I-2 zoned property features 4 well-maintained industrial buildings, offering flexibility for single or multi-user occupancy. The site is expansion-ready, providing room for future development or operational scaling without relocation costs.

Efficiency is built-in. With 17 dock doors, the facility is optimized for high-volume shipping and receiving, while seamless access to regional transportation infrastructure ensures connectivity for inbound and outbound freight. Whether serving regional markets or broader distribution networks, this location delivers a strategic advantage.

The property has been well maintained, reflecting capital reinvestment, including the addition of a dedicated industrial generator to support operational continuity and minimize downtime.

Buyers and tenants can move forward with confidence—a Phase I Environmental Site Assessment completed in 2025 reported no adverse conditions, reducing risk and accelerating transaction timelines.



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SITE DETAILS

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1 - MAIN WAREHOUSE

- 120,475 SF Total
 - 77,900 SF Gen. Warehouse
 - 22,800 SF Freezer Storage
 - 8,125 SF Cooler Storage
 - 11,650 SF Office
- 12"-16" Poured Concrete Floors
- 3 Acres Paved Yard
- Built 1982

2 - STORAGE BUILDING

- 12,600 SF Total
- Built 1986

3 - VEHICLE WORKSHOP

- 5,600 SF Total
- 3- OH door w/ pull thru bays for semi truck and trailer maintenance
- Built 1984

4 - FREEZER BUILDING

- 2,015 SF Total
- Built 1970



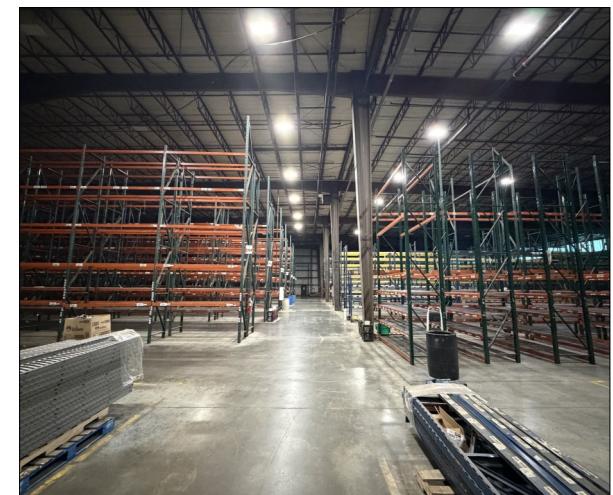
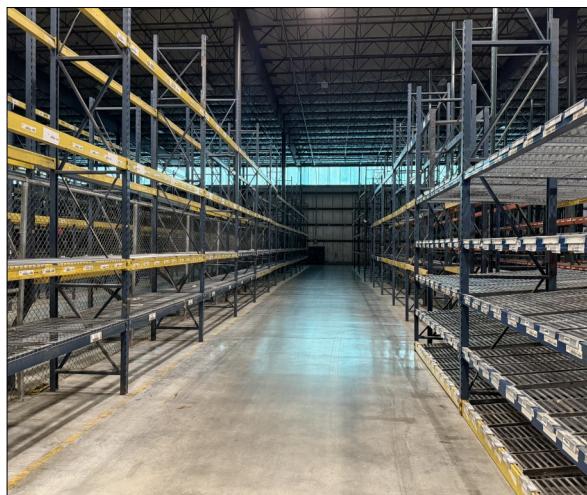
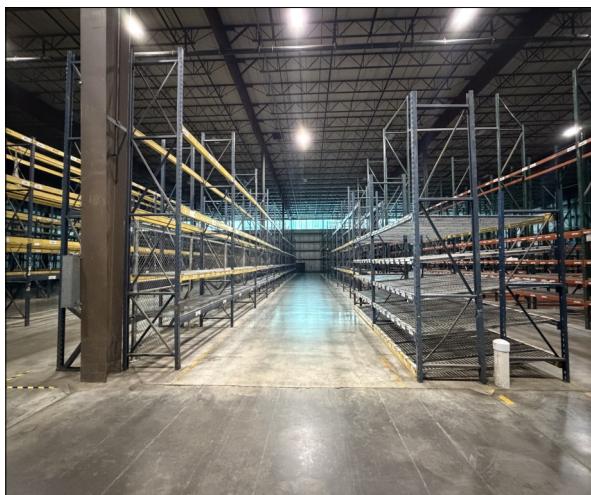
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MARKET OVERVIEW

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Southwestern Indiana Commerce Region 11 offers long term economic stability supported by a deep and growing talent pipeline.

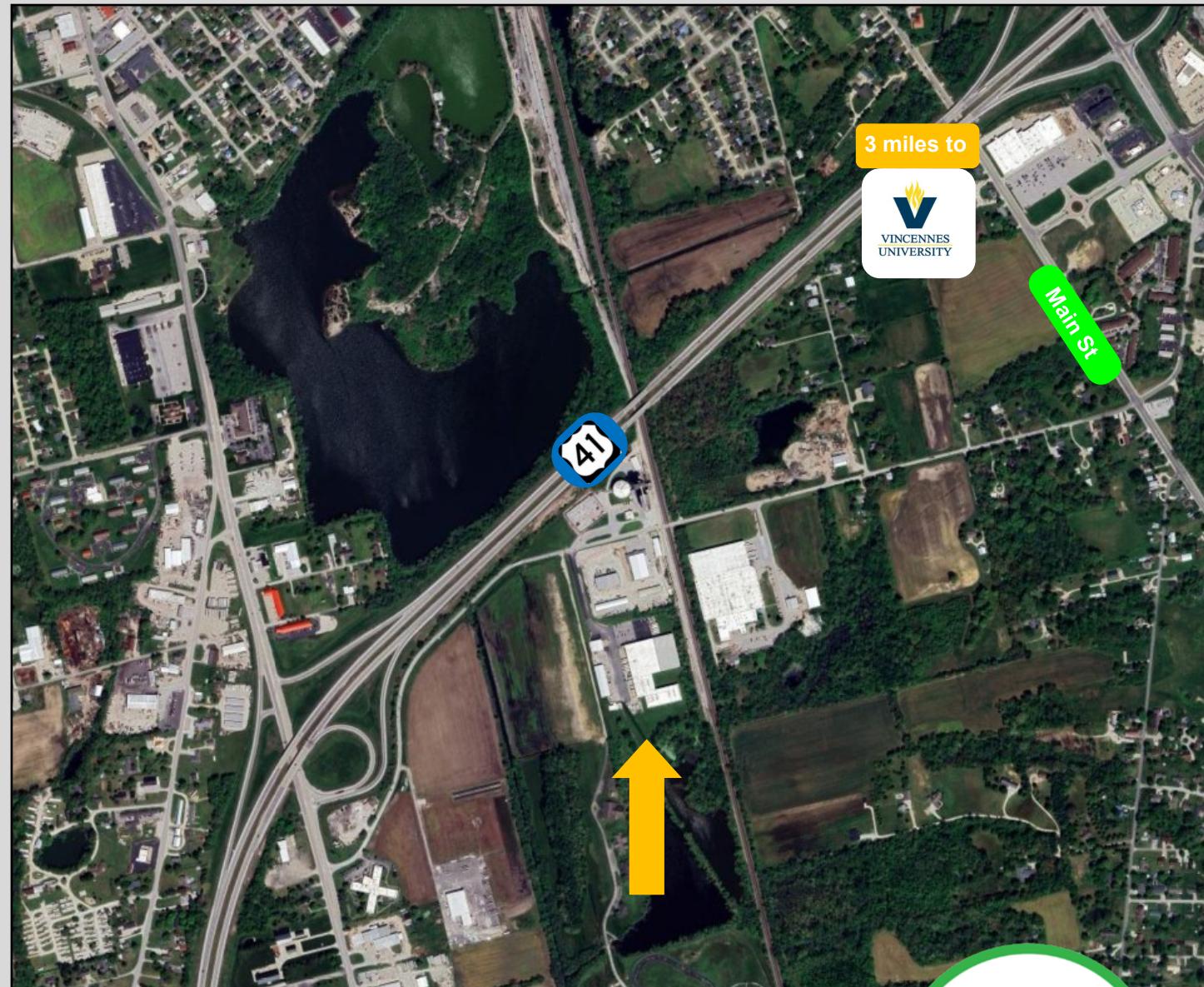
Knox County Economic Development reports access to 269,380 skilled workers within a 60-minute drive, providing employers with a strong labor advantage.

Strengthening this foundation, a partnership with Vincennes University through the Next Level Jobs Program is actively developing workforce readiness, particularly to support the needs of the transportation & logistics industry.

Largest Cities and Towns in Economic Growth Reg

| Name | Population in 2024 | Percent of region | County |
|--------------|--------------------|-------------------|-------------|
| Evansville | 115,395 | 26.5% | Vanderburgh |
| Jasper | 16,967 | 3.9% | Dubois |
| Vincennes | 16,506 | 3.8% | Knox |
| Princeton | 8,481 | 1.9% | Gibson |
| Tell City | 7,515 | 1.7% | Perry |
| Boonville | 6,687 | 1.5% | Warrick |
| Huntingburg | 6,512 | 1.5% | Dubois |
| Mount Vernon | 6,341 | 1.5% | Posey |
| Chandler | 3,914 | 0.9% | Warrick |
| Newburgh | 3,430 | 0.8% | Warrick |

Source: U.S. Census Bureau annual population estimates



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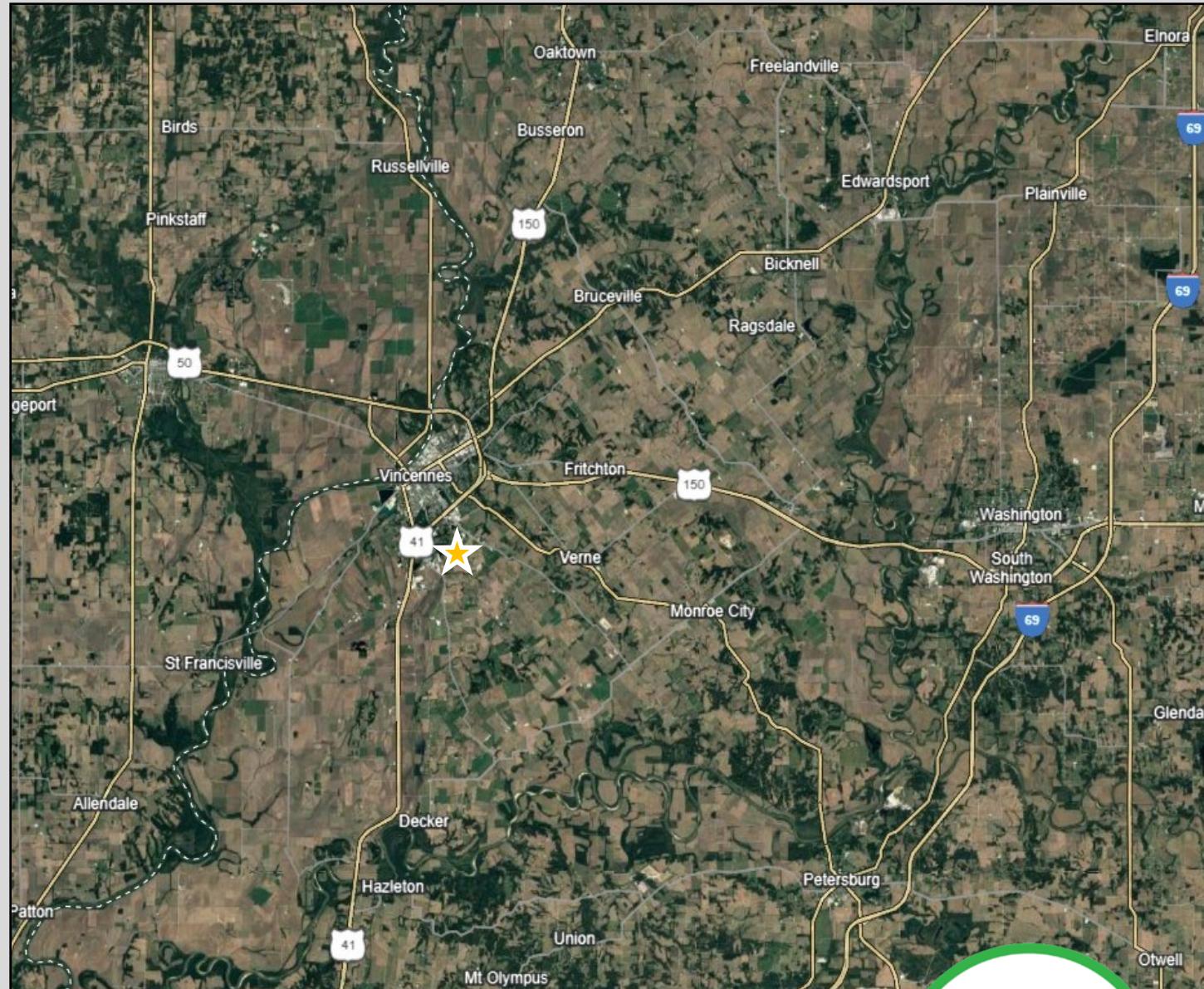
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Vincennes South-Side Industrial District offers seamless connection to regional distribution networks thru nearby US 41/ Decker Road Interchange.

DISTANCE TO:

- 45 miles Evansville (EVV) Regional Airport
- 70 miles Port of Indiana Mt Vernon, IN
- 119 miles Indianapolis (IND) International Airport
- 171 miles St. Louis Lambert (STL) International Airport
- 260 miles Chicago O'Hare (ORD) International Airport



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