

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

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PROPERTY OVERVIEW

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

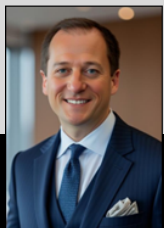
Offering Price: \$4,900,000

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

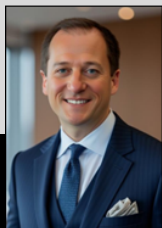
- 12,600 SF Total
- Built 1986

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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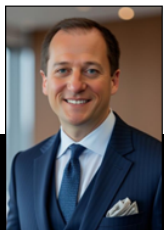
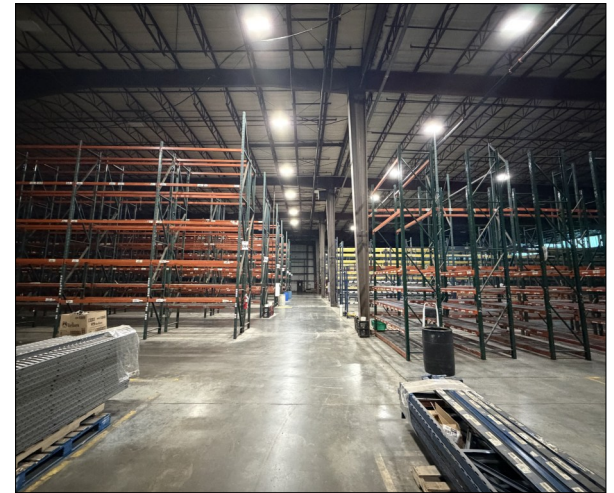
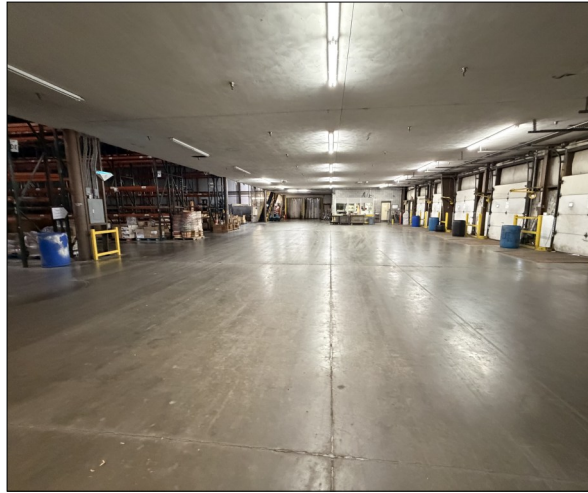
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PHOTOS

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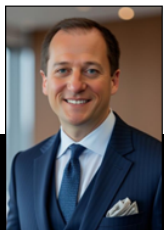
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MARKET OVERVIEW

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.

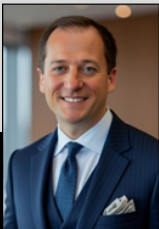
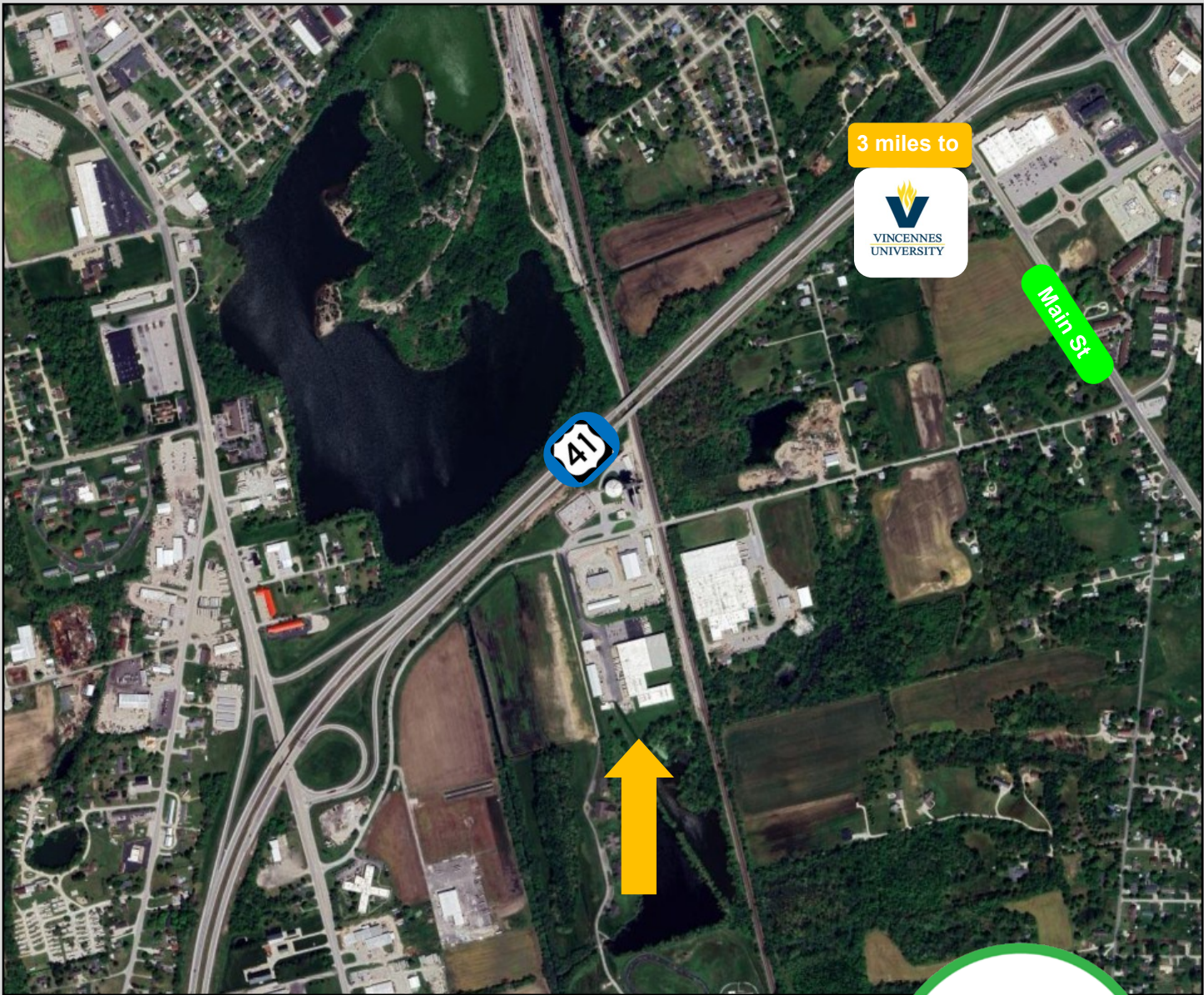
Strengthening this foundation, a partnership with Vincennes University through the Next Level Jobs Program is actively developing workforce readiness, particularly to support the needs of the transportation & logistics industry.

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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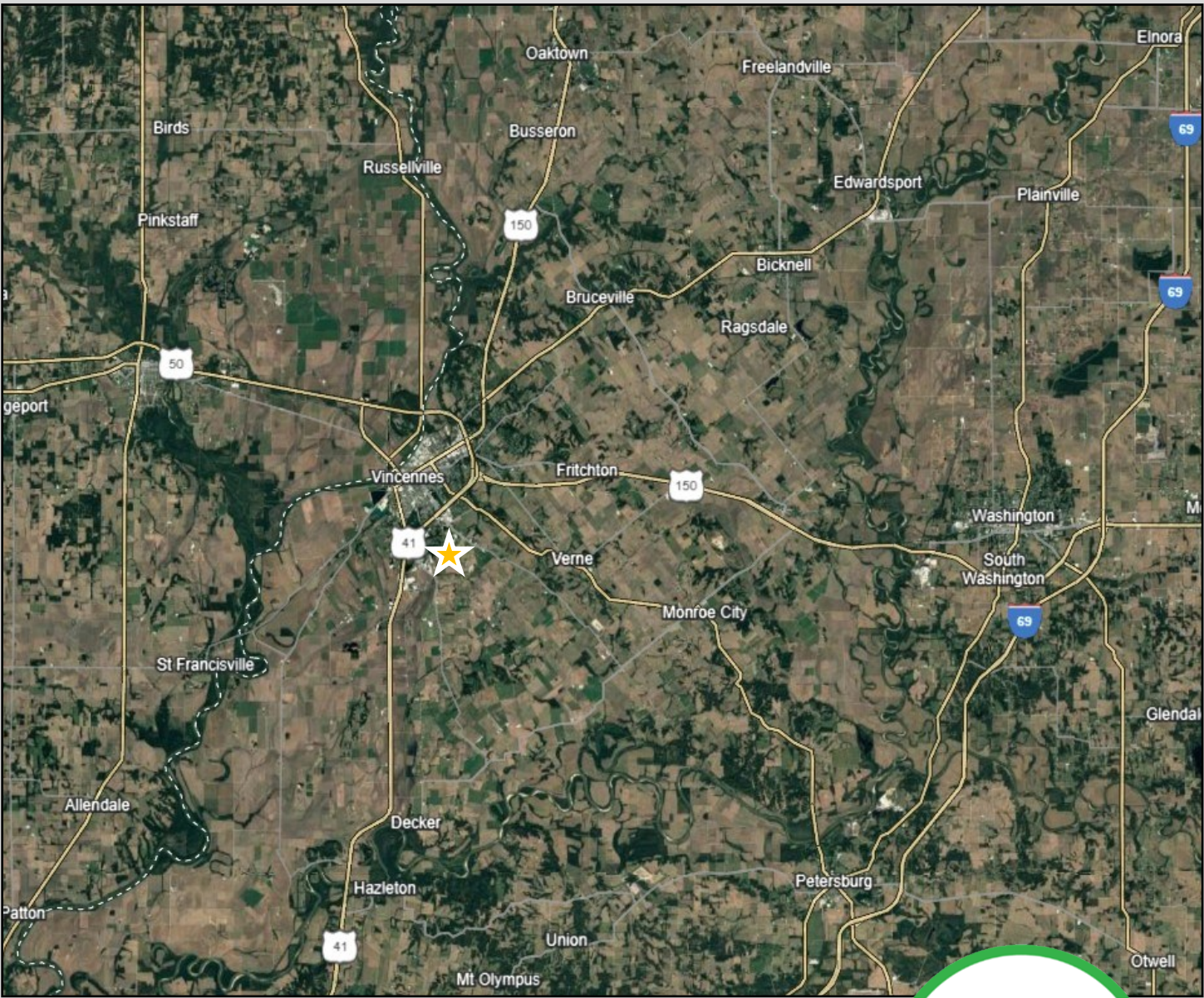
STRATEGIC MIDWEST ACCESS

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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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