

## **EBC Leasing Co. Building – Property Overview**

### **Location:**

- **Addresses:** 1101 & 1075 Crawford Street, Terre Haute, IN
- **Zoning:** Heavy Industrial

### **Property Details:**

- **Building Size:** 93,000 sq. ft. (Pre-engineered steel construction)
- **Lot Size:** 5.344 acres
- **Ownership:** 100% John Nugent (No mortgages or outstanding debt)
- **Occupancy:** Continually leased for over 25 years (with a 1-year vacancy during renovations)

### **Tenancy Overview:**

- **Dyer Fabrication**
  - Space Leased: 26,040 sq. ft.
  - Current Rent: \$7,527/month
  - Future Rent: \$8,300/month (Effective November 1, 2025)
  - Lease includes annual **CPI adjustment**
- **Thyssen Krupp**
  - Space Leased: 67,000 sq. ft.
  - Current Rent: \$23,919/month (through end of 2025 and then a CPI adjustment will be applied).
  - Lease includes annual **CPI adjustment**

### **Utilities & Infrastructure:**

- **Electrical Service:** 600-amp, recently upgraded
- **Fire Protection:** New underground sprinkler pit and 6" water main

### **Recent Capital Improvements:**

1. **35-ton HVAC Unit** – Installed at a cost of **\$28,154**
2. **New Sprinkler System Upgrade** – Including underground pit and sprinkler mains (**\$80,000**)