

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**)