



ALLIES
COMMERCIAL
REALTY



FOR SALE OR LEASE

Prime Industrial Facility
for Sale or Lease in Terre Haute

Industrial

1101 SWAN ST.
TERRE HAUTE, INDIANA 47807

VIEW THIS
LISTING ONLINE



ASKING PRICE
\$395,000



ASKING RATE
\$8.75 PSF NNN



AVAILABLE SPACE
+/- 4,800 SF Total
+/- 625 SF Office



ZONING
M-1



OPERATING EXPENSES
\$1.11 PSF
*Tenant responsible for
maintenance of property



DRIVE-IN DOORS
Four (4) drive-ins (12'x14')



CLEAR HEIGHT
15' 6"



HIGHWAY ACCESS
3.3 miles from I-70



PRIME LOCATION
Located in downtown Terre Haute



OTHER SPECIFICATIONS
Sits on +/- 1.03 acres | Two (2) private offices
Break area | One (1) bathroom
Fenced outdoor gravel lot with two (2) gates



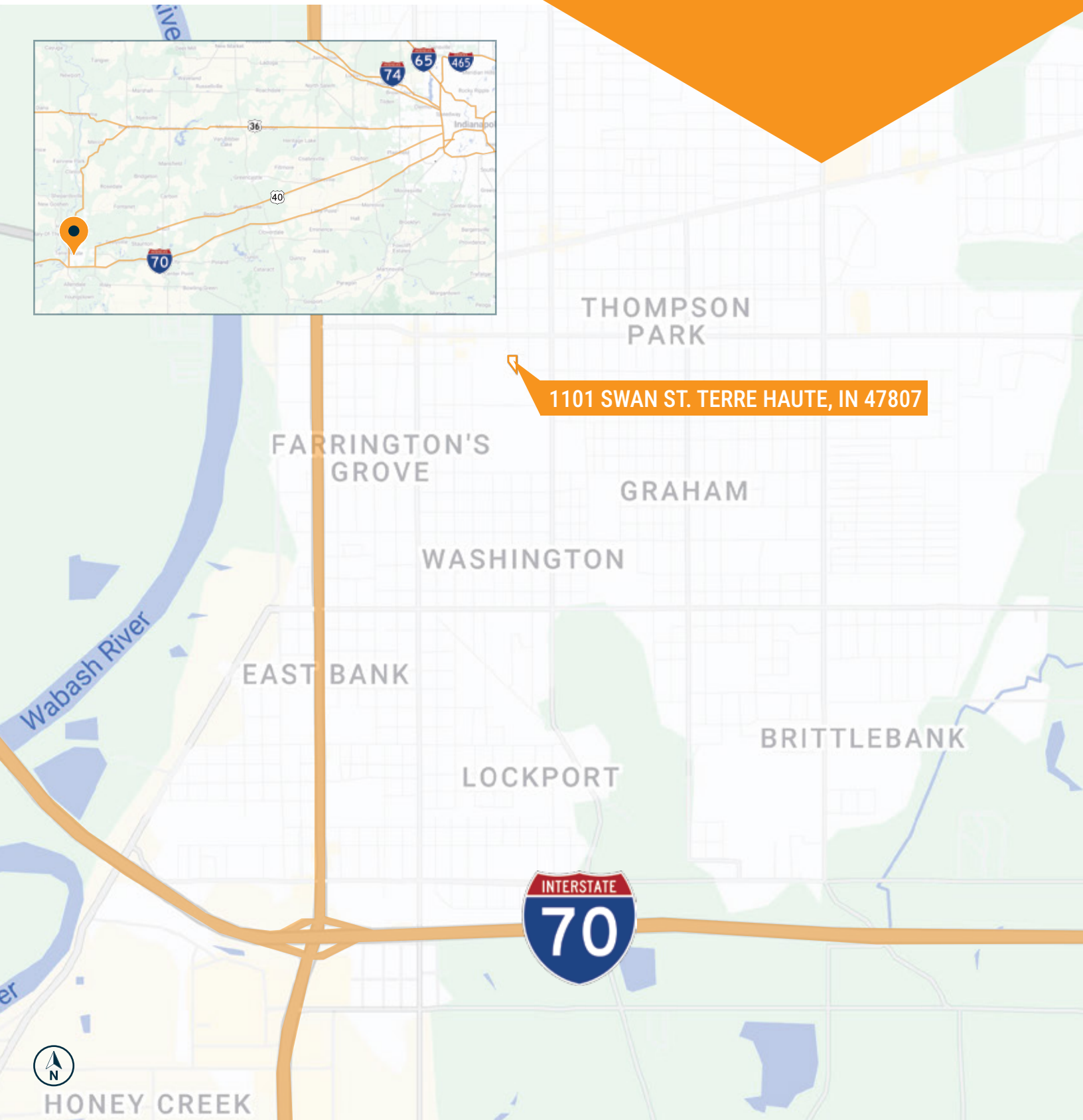
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