

Vermillion Rise 50,000 SF Industrial Building

222 Broadway Ave, Hillsdale, IN 47854 | Terre Haute MSA



- Up to 32.6 AC Available
- Finished to Grey Shell
- Expansion Wall
- Potential Outdoor Storage

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INVESTMENT OVERVIEW

Marcus and Millichap is pleased to exclusively represent for sale **222 Broadway Ave, Hillsdale, Indiana** located in the 7,155-acre Vermillion Rise Mega Park. The subject property is a Class A, 50,000 SF Industrial Warehouse, situated on a 9-acre lot, with up to 32.6 acres available, built in 2017 and completed to grey shell. Potential for outdoor storage.

The 32' clear height warehouse with 50'x50' column spacing, currently has (3) 9'x10' docks, (1) 14'x18' drive in with an overhead door, and sloped deck roof with TPO membrane. Constructed of precast concrete, the west wall composed of engineered metal allows for easy expansion up to 200,000 SF*1. The subject property offers tenants or investors the opportunity to acquire and finish to suit a Class A industrial warehouse.

The Vermillion Rise Mega Park is a 7,155-acre industrial facility located in West Central Indiana. Formerly a defense facility, today "The Rise" offers substantial power, ample water and gas, a unique location to accommodate distribution or manufacturing facilities. Join these industries in place within the region, including logistics (Amazon), plastics (Taghleef), steel, EV batteries (Entek), automotive parts, pet food (Scott Pet), food, animal health (Elanco).

The Park is fronted by IN SR 63 (10,066 VPD), a 4-lane divided highway with access to I-74 (25,580 VPD) north of the Park and I-70 (37,512 VPD) south of the Park.

MORE INFORMATION ABOUT VERMILLION RISE:



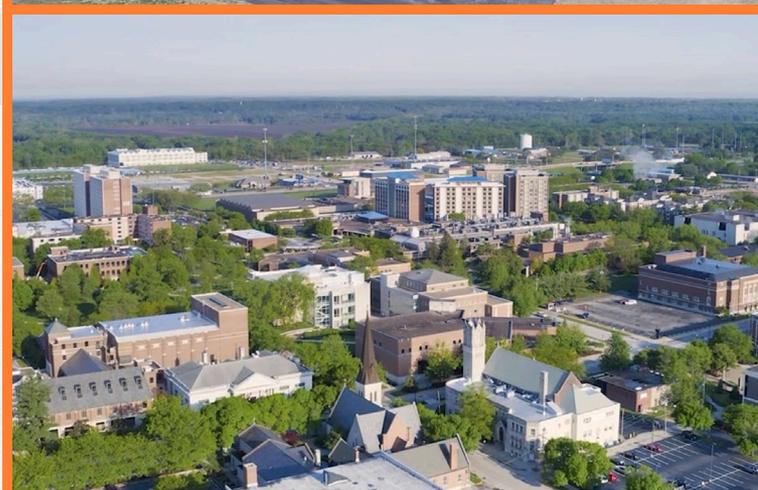
[Video](#)



[Website](#)



**1 Additional Acreage Purchase Required*



OFFERING SUMMARY

 222 BROADWAY AVE
HILLSDALE, IN 47854

Price:	\$3,600,000
Price/SF:	\$72.00
GLA:	50,000 SF (Expandable to 200,000 SF*)
Units:	1
Lot Size:	9 Acres (Up to 32.6 Acres Available)
Year Built:	2017 (Complete to Grey Shell)
Bay Spacing:	50' x 50'
Clear Height:	32'
Docks:	3*2
Drive Ins:	1 (14' x 18' OHD)
Roof:	Sloped Deck 4" Polyisocyanurate Insulation TPO Roof Membrane
Sprinklers:	Wet
Zoning:	Industrial
Parcel ID:	83-09-09-900-001.002-011

INVESTMENT HIGHLIGHTS

- Priced Well Below Replacement Cost (Estimated \$120-\$150 SF; Replacement Cost Estimate, 2025)
- Prime Opportunity to own a New Shell Condition Industrial Building Suitable for Distribution or Manufacturing | Potential for Food Grade Production.
- 50,000 SF Class A Building | Precast Concrete Construction | Expandable up to 200,000 SF in Multiple Configurations | Sloped Deck Roof with TPO Membrane | Situated on 9 Acres with up to 32.6 Acres Available
- (3) Docks in Place-Provisioned Additional Docks | 1 Drive In (14'x18' OHD) | Fully Prepped to Receive an Industrial-Grade Concrete Floor
- Site Fully Completed, Including Sidewalks, Asphalt Parking, Landscaping and Truck Aprons
- Vermillion Rise Mega Park Utility Services: Panhandle Eastern Pipeline Gas, Water, Sewer Electricity Provided by Duke | Substation Located W/1 ¼ Mile
- Located Within a TIF District: Potential for Incentives | Former DOD Site; Enjoys Municipal Privileges Including Expedited Variances & Permitting
- Site Preparation Documents/Due Diligence Available
- Ease of Access to I-74 (10 Min; 25,850 VPD) and I-70 (30 Min; 37,512 VPD)
- Located 2 Miles from the IN/IL State Border | Immediate Access to Over 1,000,000 Workers
- Industrial Market Fundamentals (30-Mile Radius): 8.3% Vacancy, \$5.94-\$6.13 SF Average Rents, Limited Inventory & No New Deliveries (CoStar, Jan 2026; 20,000-200,000 SF Buildings Built After 2000)
- Educated Work Force: Indiana State University (Enrollment: 7,660) DePauw University (1,660); Rose-Hulman Institute of Technology (1,990); IU Indianapolis (Formerly IUPUI) (27,690); Indiana University (45,328); Purdue University (49,639); University of Illinois (56,299); Ivy Tech (63,809)
- Economic Drivers: Amazon Building Distribution Center | ENTEK to Build \$1.5 Billion Battery Component Manufacturing Facility in Terre Haute | Broke Ground September 2023
- Terre Haute, IN MSA (Population: 168,874) | Indianapolis, IN MSA (Population: 2,174,833; Rank: 33rd)
- AHHI: \$77,781; Population: 316,277 (35 Miles)
- Business Friendly Climate: Indiana Ranks #1 Overall Cost of Doing Business (Area Development, 2024), #1 Manufacturing Jobs (Business Facilities, 2025), #2 Best State to Start a Business (Forbes, 2024)



*1 Additional Acreage Purchase Required

*2 Levelers Can Be Added | Additional Docks Provisioned

PROPERTY DESCRIPTION

Total SF/ GLA	50,000 SF
Expandable SF	200,000 SF*1
Units	1
Lot Size	9 Acres (Up to 32.6 Acres Available)
Stories	1
Class	A
Year Built	2017
Construction	Precast Concrete
Expansion Wall	Insulated Engineered Metal Sandwich Wall
Roof	Sloped Deck with 4" Insulation; TPO Roof Membrane
Floors	Dirt Ready for Concrete Pour to Buyer Spec
Bay Spacing	50' x 50'
Interior Clear Height	32'
Sprinklers	Wet*2
Docks	(3) 9'x10' (Provisioned additional docks)
Drive Ins (Grade Access)	(1) 14'x18' OHD
Parking Spaces	21 Regular / 1 ADA (Additional Parking Field Shown on Building Plans)
Zoning	Industrial
Parcel ID	83-09-09-900-001.002-011

*1 Additional Acreage Purchase Required

*2 To be Completed by Buyer With Tenant Buildout

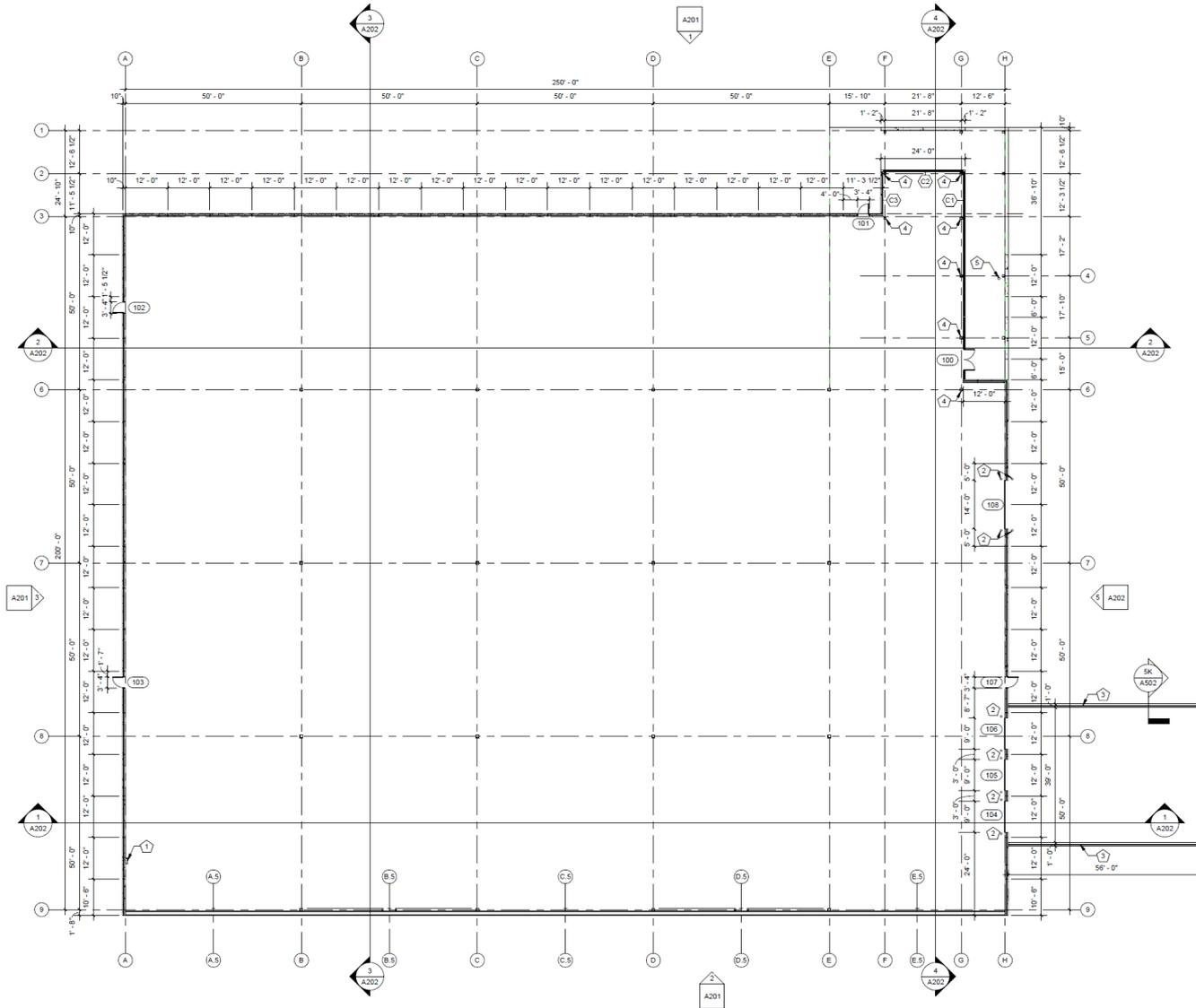


UTILITIES

Water Service	Served by Vermillion Rise
Sewer Service	Served by Vermillion Rise
Electric Service	Served by Duke Energy
Natural Gas	Served by Vermillion Rise
Telecom	Served by AT&T

* Contact us for more details

FLOOR PLAN



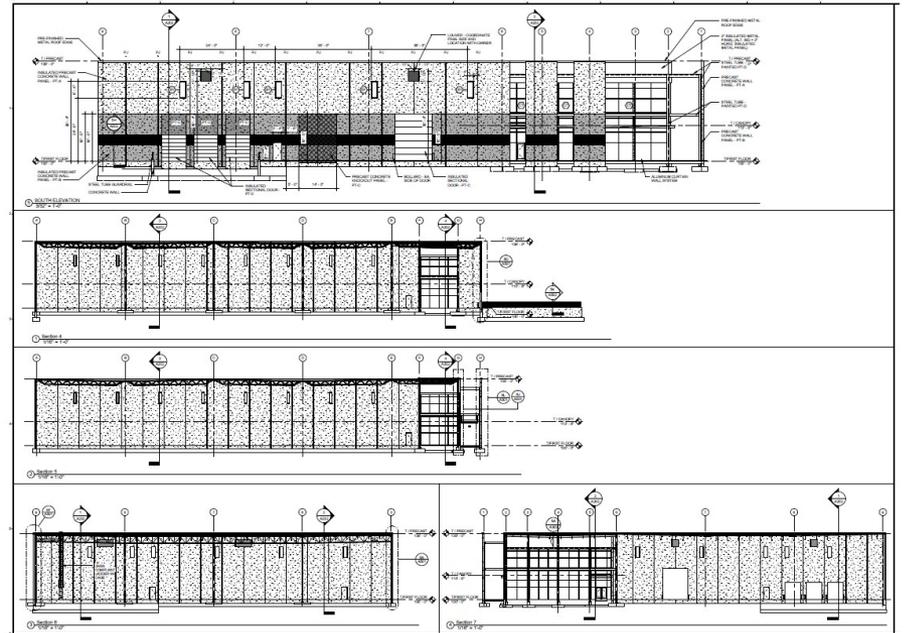
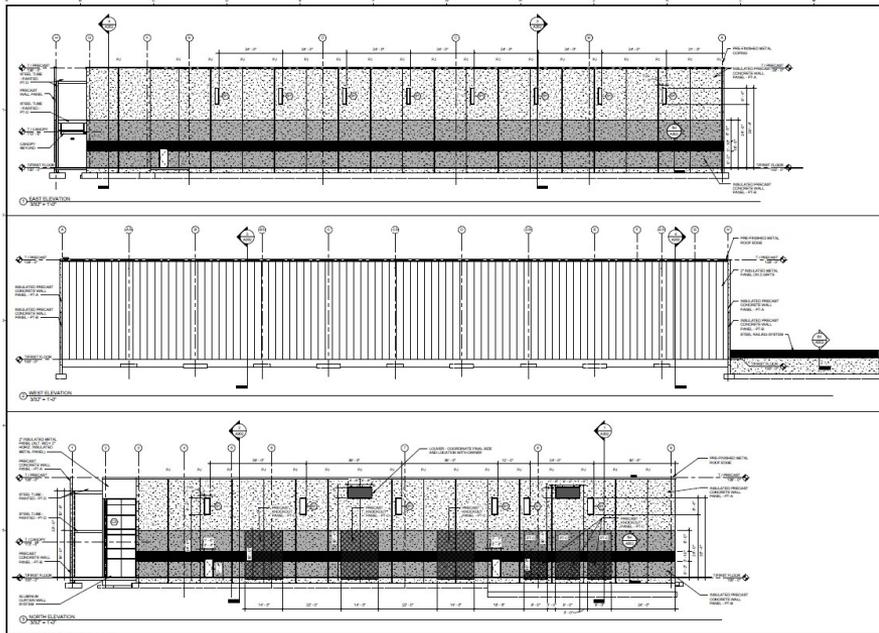
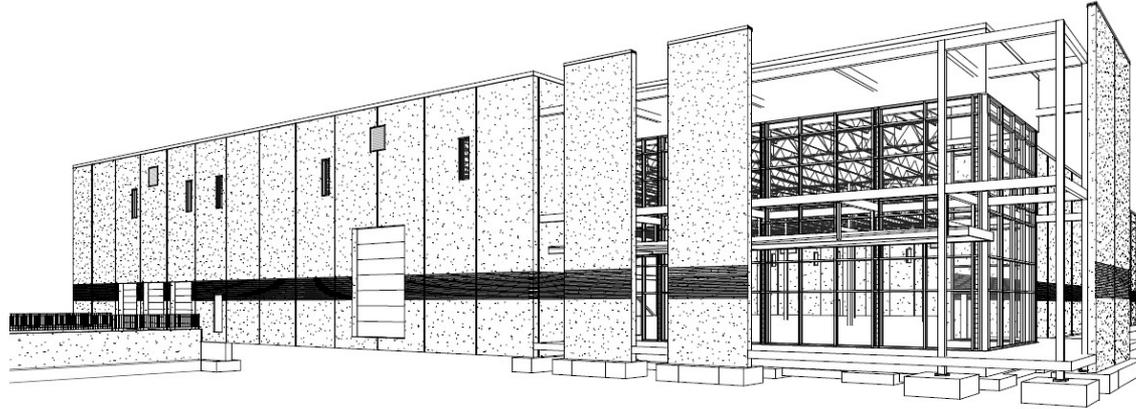
LEGEND	
	DOOR NUMBER - SEE SHEET A401 FOR DOOR SCHEDULE
	WINDOW TYPE - SEE SHEET A401
	DETAIL REFERENCE: DETAIL NUMBER (TOP) SHEET NUMBER (BOTTOM)
	BUILDING SECTION: DETAIL NUMBER (TOP) SHEET NUMBER (BOTTOM)
	WALL SECTION: DETAIL NUMBER (TOP) SHEET NUMBER (BOTTOM)
	BUILDING ELEVATION: DETAIL NUMBER (OUTSIDE) SHEET NUMBER (INSIDE)
	INTERIOR ELEVATION: DETAIL NUMBER (OUTSIDE) SHEET NUMBER (INSIDE)
	SPOT ELEVATION
	KEYNOTE

Potential to Add:

- Office
- Mezzanine
- Additional Docks

66 FIRST FLOOR PLAN
1/16" = 1'-0"





PROPERTY PHOTOS EXTERIOR

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North & West Wall



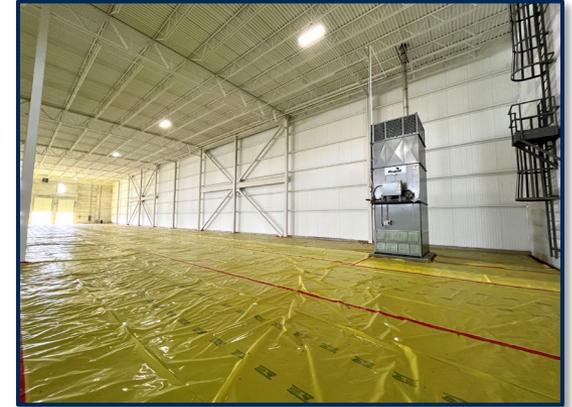
North Wall



West Wall



Expandable Wall / Covered Dirt Floor



Expandable Wall / Air Handler

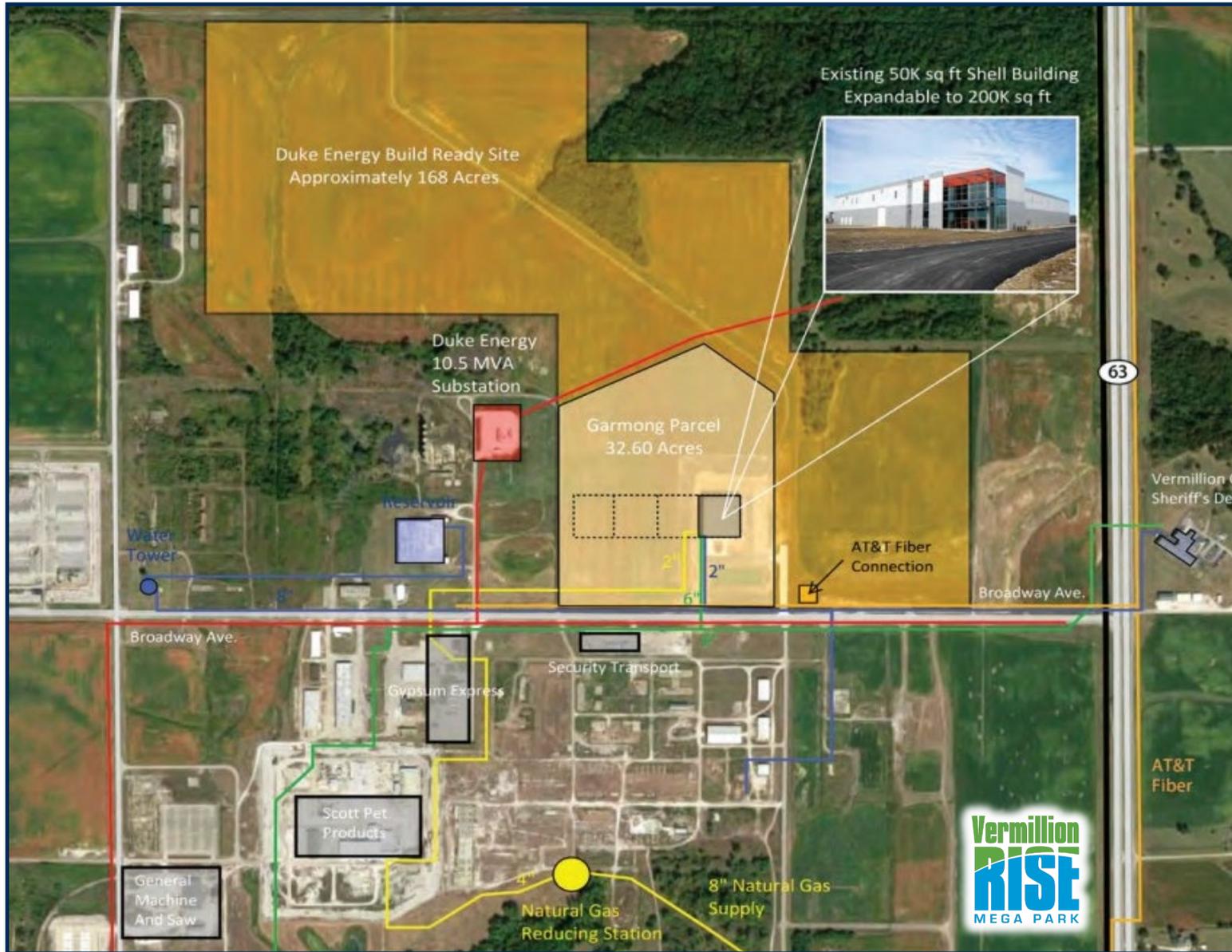
Expandable West Wall Composed of Engineered Metal Allows for Easy Expansion Ability Up To 200,000 SF



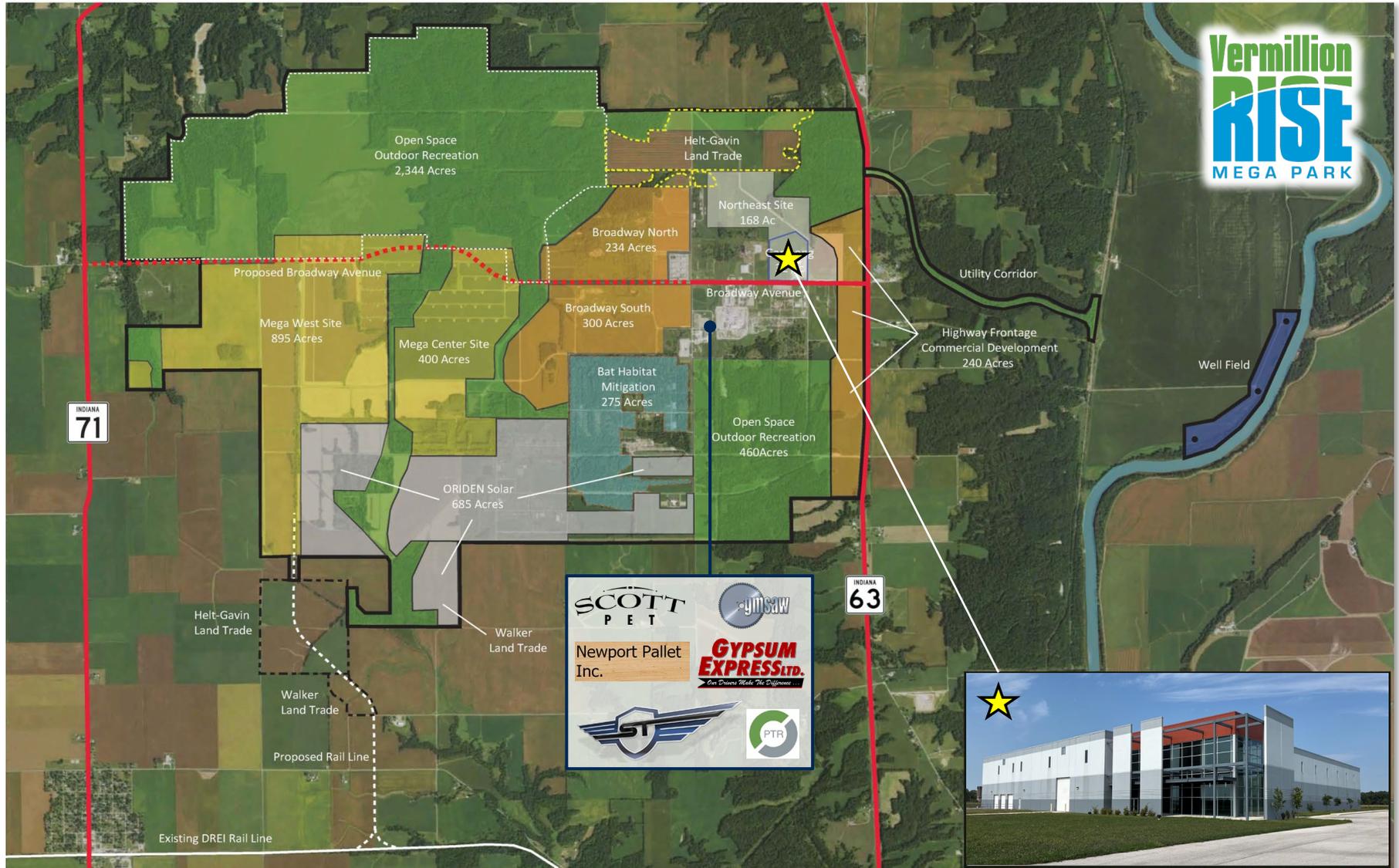
LEGEND
VERMILLION RISE MEGA PARK

	DUKE SITE		SEWER LINE
	GARMONG PARCEL		NATURAL GAS LINE
			ELECTRICAL LINE
	WATER LINE		FIBER LINE

VERMILLION RISE MEGA PARK MAP

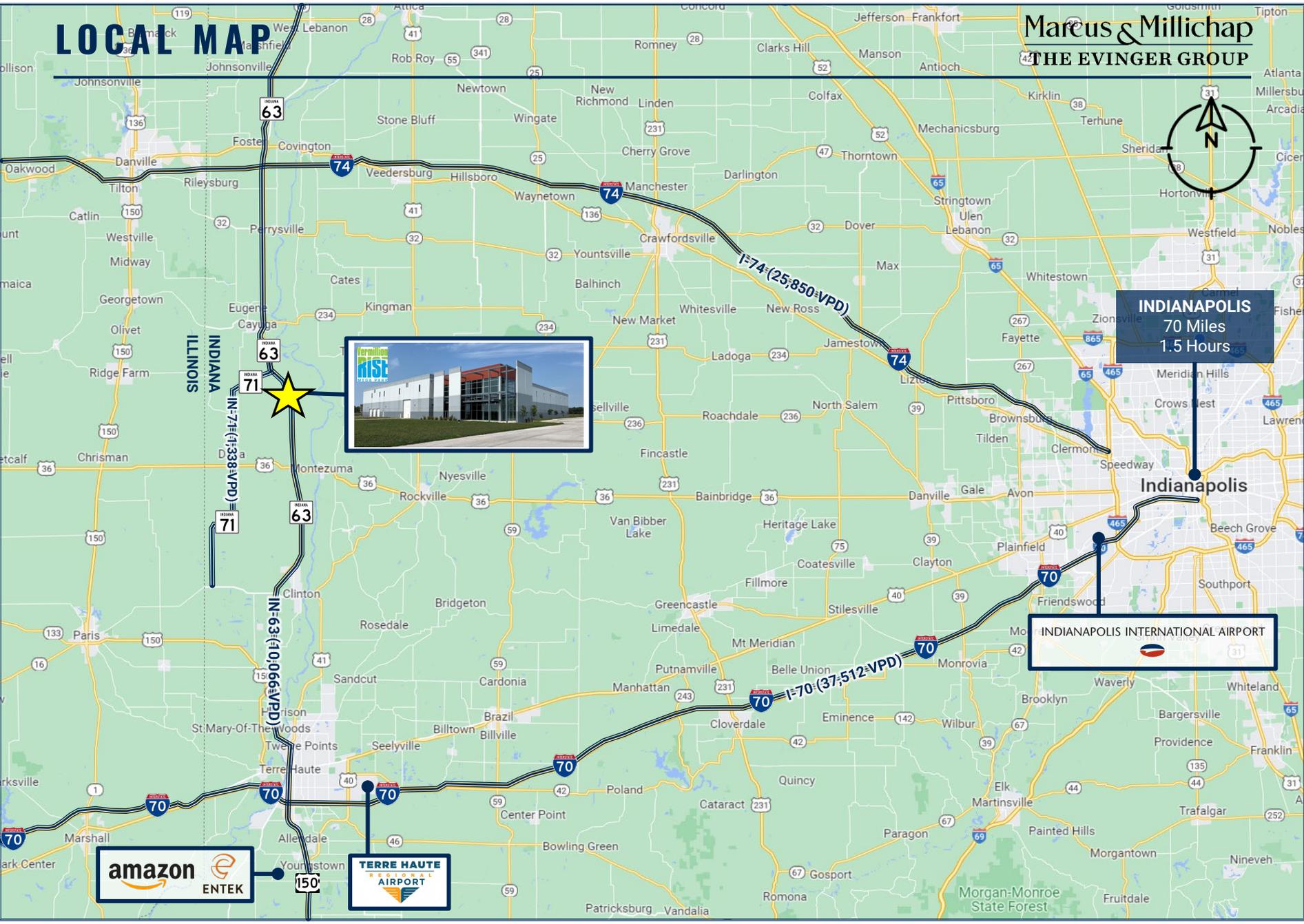


VERMILLION RISE MEGA PARK MASTER PLAN



LOCAL MAP

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INDIANAPOLIS
70 Miles
1.5 Hours

INDIANAPOLIS INTERNATIONAL AIRPORT

amazon ENTEK

TERRE HAUTE AIRPORT

REGIONAL MAP



CHICAGO, IL
155 miles
2.75 hours

FORT WAYNE, IN
185 miles
3.25 hours

PEORIA, IL
150 miles
2.25 hours



INDIANAPOLIS, IN
70 miles
1.5 hours



ST. LOUIS, MO
190 miles
3 hours

CINCINNATI, OH
210 miles
3.25 hours

Time and distances are estimates from the subject property. Source: Google Maps



#1



MANUFACTURING JOBS (2025)

#1

AREA DEVELOPMENT
COST OF DOING BUSINESS (2024)

#1

Chief Executive
BEST MIDWEST STATE FOR BUSINESS (2025)

#2

Forbes
BEST STATE TO START A BUSINESS (2024)

#2



AUTOMOTIVE MANUFACTURING (2025)

#3



COST OF DOING BUSINESS (2025)

INDIANA
FOR THE BOLD

Economic Development Corp.



VERMILLION COUNTY

RESOURCES

- Vermillion Rise Mega Park www.vermillionrise.com
- As-Built Drawings of the Shell Building www.vermillionrise.com/drawings
- Survey of Shell Building Property www.vermillionrise.com/survey
- Geo-Tech Report for Shell Building Property www.vermillionrise.com/geotech
- Vermillion County Economic Development www.vermillioncountyedc.com
- Duke Energy Economic Development & Electric Power Incentives www.duke-energy.com/partner-with-us

HIGHLY EDUCATED TALENT POOL

Vermillion County is located at the center of a two-state labor shed with immediate access to a highly educated talent pool of over one million available workers within one hour. A long-list of well-known colleges and universities situated nearby, include Rose-Hulman Institute of Technology, Indiana State University, DePauw University, and Ivy Tech Community College.

TRANSPORTATION

With excellent rail, interstate, state highway, and cargo connectivity, Vermillion County gives large and small manufacturers highly efficient ways to move raw materials in and finished products out.

I-74 connects Indiana to the east and west, and I-70 provides a route to anywhere from Maryland to Utah. CSX Transportation provides rail links to the south and east sides of the Vermillion Rise Mega Park. Three modern port facilities are located within a half day's drive. Indianapolis International Airport is located within 90 minutes with a FedEx hub providing air cargo services anywhere in the world.

BUSINESS-FRIENDLY

Vermillion County and Indiana have reputations as business-friendly places, offering a variety of programs to help companies leverage the value of their investments. The use of 10-year tax abatements, along with Tax Increment Financing (TIF) can help fund infrastructure costs, debt services, and other costs related to business investments.

COST OF LIVING

Vermillion County ranks #9 out of 92 counties in Indiana for lowest cost of living (Niche, 2025)



Terre Haute is a city in and the county seat of Vigo County, Indiana, only 5 miles east of the state's western border with Illinois. As of the 2020 census, the city had a population of 58,389 and its metropolitan area had a population of 168,716.

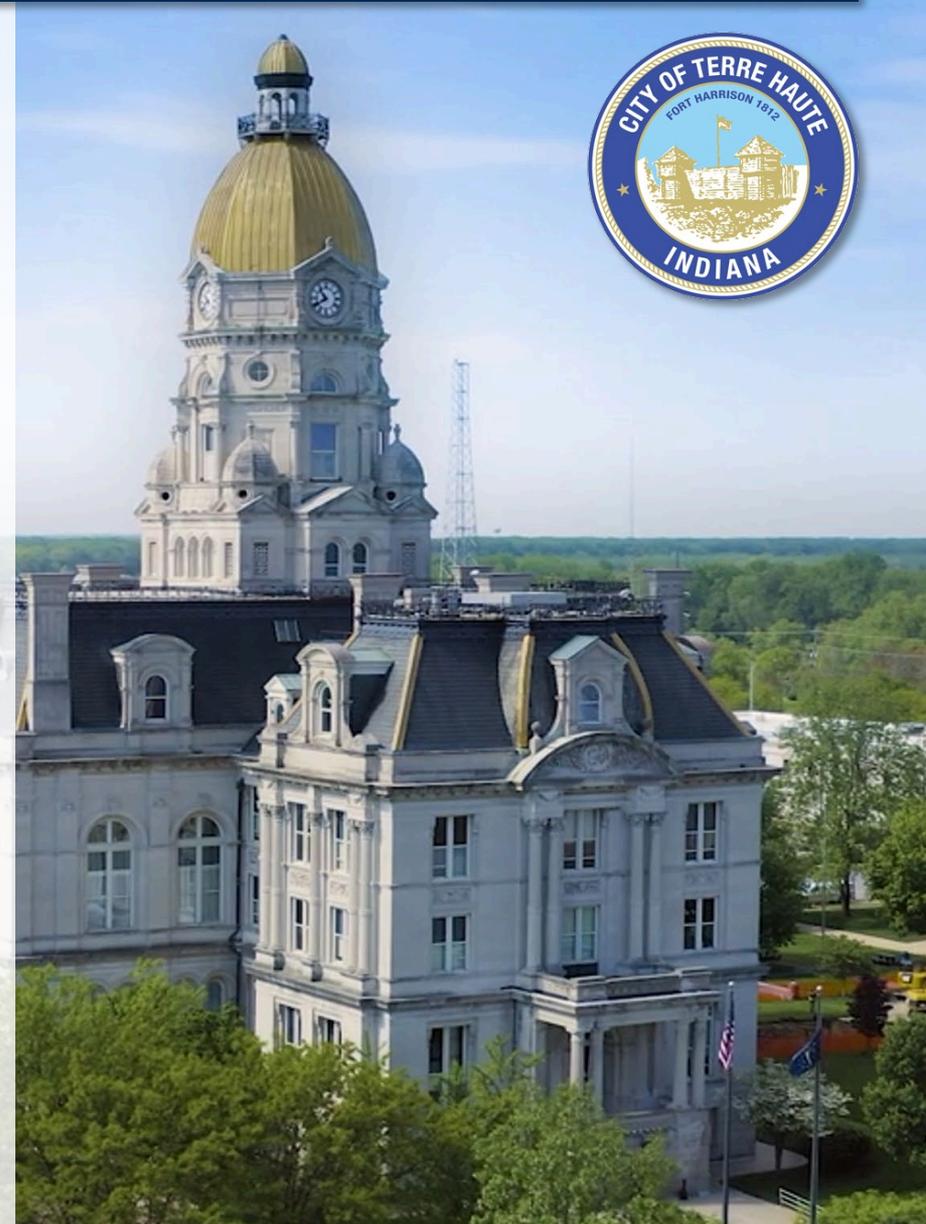
Located along the Wabash River, Terre Haute is one of the largest cities in the Wabash Valley and is known as the Queen City of the Wabash. The city is home to multiple higher education institutions, including Indiana State University, Rose-Hulman Institute of Technology, and Ivy Tech Community College of Indiana.

Once known for a traditional economy built on iron and steel, glass, and mining, Terre Haute has evolved to a global economy driven by advanced manufacturing industries. Automotive manufacturing, steel manufacturing, plastics, and food are just a few of the many business sectors that are growing and succeeding in Terre Haute.

Some of the most established nationally and internationally known manufacturing companies operate facilities in Terre Haute/Vigo County Indiana. Products made by Ampacet, Amcor, Taghleef, Fitesa, and Verdecos are one major reason why this community has a large plastics and chemical industry sector workforce within the state.

Companies like ThyssenKrupp Presta, ADVICS, Steel Dynamics and Novelis are some of the most sophisticated manufacturing facilities in the world and are located right in Terre Haute. They will soon be joined by ENTEK, a battery component manufacturer, who is building a \$1.5 billion electric vehicle battery plant in the area. The 1.4 million-square-foot factory will provide an additional 635 jobs.

Source: TerreHauteEdc.com





- **Amazon Distribution Center:** Amazon is establishing a distribution center in the Vigo County Industrial Park, a move anticipated to enhance last-mile delivery services within a one-hour radius. The distribution center is expected to generate nearly 200 jobs, with half being full-time and part-time positions with Amazon directly and the remainder through contractor partnerships. Construction commenced in 2024.
- **ENTEK EV Battery Component Manufacturing Facility:** \$1.5 billion electric vehicle battery plant in the Vigo County Industrial Park II is expected to create 635 new, high wage jobs. "...Will have a transformational impact on the West Central Indiana community and the Hoosier economy for generations to come. ...Cements Indiana's leadership in the electric vehicle supply chain sector," said then-Governor Eric J. Holcomb at the project's announcement in March 2023.
- **New Convention Center:** 40,700 two-story building opened in April 2022 as Wabash Valley's premier event center with facilities to host expos, corporate retreats, and weddings. Larry Bird Museum opened in May 2024 to provide additional tourism and an extension to banquets and special events taking place at the Terre Haute Convention Center.
- **New Hotels:** City has received over \$6.9 million to add a hotel and parking garage to downtown Terre Haute as a result of the Convention Center creating a greater need for downtown hotel space.
- **Hulman & Building:** Received a \$500,000 grant from Indiana's Regional Acceleration & Development Initiative, matched with \$500,000 of local funds to turn historic 150,000 SF downtown building into a regional business hub. 20,000 SF will be utilized for the business hub, with new tenants scheduled to move in. Remaining 5 floors are open for additional office or residential development.
- **Terre Haute Casino Resort:** Opened in April 2024 with 1,000 slot machines; 35 table games including blackjack, craps, roulette, and poker tables; a 122-room luxury hotel with pool; a state-of-the-art TwinSpires Sports Book; and 4 restaurants and 6 bars. The \$290 million casino resort is forecast to bring \$190 million annual impact to the city and county's economy.
- **Housing Development Projects:** Terre Haute is experiencing a housing investment surge, with over \$25.7 million in private-sector development and major new projects like the proposed \$22 million Brickyard Estates driving local growth.

Terre Haute Top Manufacturing Companies	Product
1 Amcor	Polyethylene Bags/Flexible Packaging
2 Great Dane Trailers	Truck Trailers
3 Taghleef	Oriented Polypropylene Film
4 Steel Dynamics, Inc.	Cold Roll Steel Finishing
5 Elanco	Mfg. Animal Health
6 GE Aviation	Mfg. Turbine Engine Components
7 ADVICS	Automobile Brake Components
8 Revolution	Polyethylene Liners/Industrial Plastics Recycler
9 ThyssenKrupp Presta	Mfg. Automobile Steering Components
10 Saturn Petcare	Mfg. Pet Food
11 Ampacet	Plastic Compounding
12 Novelis	Mfg. Rolled Aluminum Sheets
13 B&G Foods	Baking Powder
14 Fitesa	Polyethylene Film
15 Green Leaf	Mfg. Injection Molded Products
16 Sony DADC	Mfg. CD & DVD Production
17 Select Genetics	AG – Turkey Hatchery
18 Gartland Foundry	Mfg. Gray & Ductile Iron
19 PolyOne Corp.	Polyvinyl Chloride Vinyl Compounds
20 Futorex Industries	Plastic Sheet Extrusion
21 CHI Overhead Doors	Mfg. Overhead Doors
22 IFF	Mfg. Artificial Sweeteners
23 Lenex Steel	Mfg. Steel Fabrication
24 GATX	Rail Car Repair
25 Verdeco	Mfg. rPET Recycler

Indiana Based Fortune 500 Companies	Employees
Elevance Health	103,679
Cummins	69,600
Eli Lilly	47,000
Berry Global	42,000
THOR Industries	22,300
Corteva	22,000
Zimmer Biomet Holdings	17,000
Steel Dynamics	13,000



POPULATION	15 Miles	25 Miles	35 Miles
2030 Projection	34,395	133,948	315,008
2025 Estimate	34,397	137,734	316,277
2020 Census	34,374	138,279	323,091
2010 Census	36,818	148,696	337,672

HOUSEHOLDS	15 Miles	25 Miles	35 Miles
2030 Projection	14,143	56,690	130,155
2025 Estimate	14,035	56,632	129,806
Average (Mean) Household Size	2.4	2.3	2.3
2020 Census	13,824	56,511	129,086
2010 Census	14,290	58,907	130,757
Average Household Income	\$75,218	\$74,089	\$77,781

PROFILE	15 Miles	25 Miles	35 Miles
Median Age	42	41	40
Population 25+ with Bachelor's Degree+	15.2%	17.1%	20.4%
Average Travel Time to Work (Minutes)	29	24	24

AREA HIGHLIGHTS



316,277

POPULATION
(35 MILES)



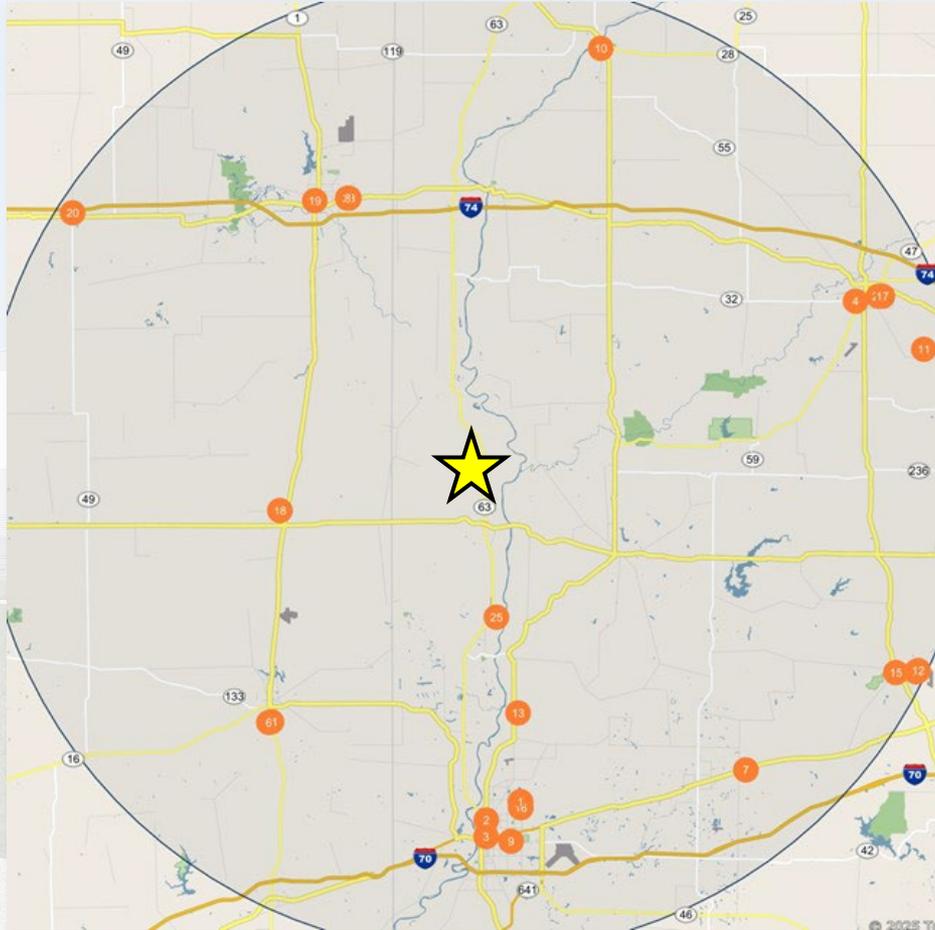
\$77,781

AVERAGE HOUSEHOLD INCOME
(35 MILES)



\$152,011

MEDIAN HOUSING VALUE
(35 MILES)



Major Employers

Employees

1	Sony Entertainment Inc-Sony Dadc	5,068
2	Union Hospital Inc-	1,818
3	Indiana State University-	1,500
4	Lsc Communications Inc-Lakeside Books Company	1,272
5	Sony Dadc US Inc-Sony Dadc	1,100
6	North American Lighting Inc-North American Lighting	1,000
7	Great Dane LLC-Great Dane Trailers	900
8	Veterans Health Administration-Danville V A Medical Center	844
9	Terre Haute Regional Hosp LP-Heart Center of Brazil The	815
10	The Harrison Steel Castings Co-	800
11	Nucor Corporation-Nucor Steel - Indiana	760
12	Walmart Inc-Walmart	709
13	Taghleef Industries Inc-Aet Films	603
14	Heartland Automotive Inc-	600
15	Depauw University-DEPAUW	528
16	Amcors Flexibles North Amer Inc-Bemis North America	519
17	Acuity Brands Lighting Inc-Lithonia Lighting	500
18	Christian Homes Inc-Pleasant Meadows	484
19	Poch Staffing Inc-	401
20	Prairiew Ogdan Cmnty Cnsls SC-Prairvw-Gden S Elementary Schl	400
21	North American Lighting Inc-	400
22	Ivy Tech Community College Ind-Ivy Tech Wabash Valley	392
23	Danville Area Cmnty College-	379
24	Closure Systems Intl Inc-Csi	367
25	Ilea Equipment Management LLC-Infrastructure Enrgy Altrntives	359



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