



For Sale

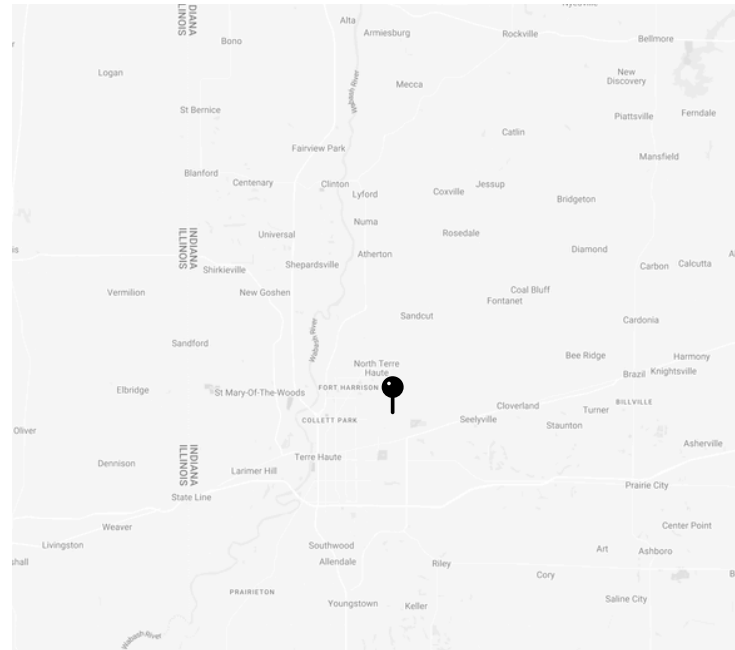
3345 Fort Harrison Road

Terra Haute, IN | 47804

## Rail-Served Heavy Industrial Facility on the I-70 Corridor

### Property Overview

- Property Address:** 3345 Fort Harrison Rd | Terre Haute, IN 47804
- Land Area:** 8.37 acres
- Building Area:** 42,362 SF total across 4 buildings
- Rail Access:** Served by Indiana Rail Road
- Zoning:** M-2 | Heavy Industrial
- Sale Price:** Contact Broker



### Executive Summary

3345 Fort Harrison Rd | Terre Haute, IN is an 8.37-acre heavy industrial property with 42,362 SF of existing building improvements, located within the Fort Harrison Business Park Economic Development Area. The site includes a 2001-built office/shop building (11,250 SF with 2,400 SF of finished office), a concrete-block shop building, and two steel-frame warehouses (24,000 SF combined). The layout positions the property for owner-user industrial use, contractor yard operations, equipment storage, or IOS conversion with income-producing improvements in place.

The Fort Harrison Business Park is one of Terre Haute's most established rail-served industrial corridors, with direct Indiana Rail Road service and CSX interchange access. The property sits within an active city-designated economic development district inside Terre Haute city limits, with full site utilities in place including heavy power, natural gas, water, and sanitary sewer. Terre Haute is a well-established Midwest industrial market with a labor shed of 550,000+ within 50 miles and a deep manufacturing base anchored by Great Dane, Amcor, IFF, Taghleef, Novelis, and Bemis. The market offers favorable occupancy economics relative to larger Midwest metros, with I-70 frontage providing direct east-west logistics connectivity to Indianapolis, St. Louis, and beyond.



### Neighboring Occupiers

- Ampacet Corporation
- Fitesa Indiana
- Vestis
- Fort Harrison Truck Tire Center
- Ryder Truck Maintenance Shop
- GEON Performance Solutions
- Sony DADC
- Distributors Terminal Corporation
- Bemis Shipping
- Amcor Flexibles

## BUILDING DESCRIPTION

42,362 SF across four buildings on 8.37 acres. Heavy power, crane-served office/shop, and multi-door warehouse configuration.

### OFFICE / SHOP BUILDING 1

11,250 SF

<b>CLEAR HT.</b>	27' (25' at ends)
<b>CRANES</b>	Two (2) 15-ton overhead
<b>DOORS</b>	2 @ 20' x 14' + 2 @ 16' x 14'
<b>OFFICE</b>	2,400 SF finished

### WAREHOUSE 1 3

10,800 SF

<b>CLEAR HT.</b>	18' (15' at center barn)
<b>DOORS</b>	22.5' x 16' + 8' x 16'

### SHOP BUILDING 2

4,712 SF

<b>CLEAR HT.</b>	15'
<b>DOORS</b>	Five (5) drive-in @ 12' x 14'
<b>FEATURES</b>	480V paint room

### WAREHOUSE 2 4

13,200 SF

<b>CLEAR HT.</b>	15.5'
<b>DOORS</b>	21.5' x 15' + 8' x 9'

## SITE SYSTEMS & FINISHES

### ELECTRICAL

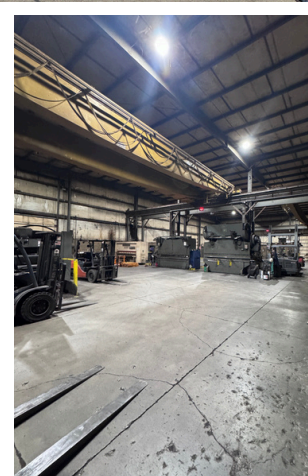
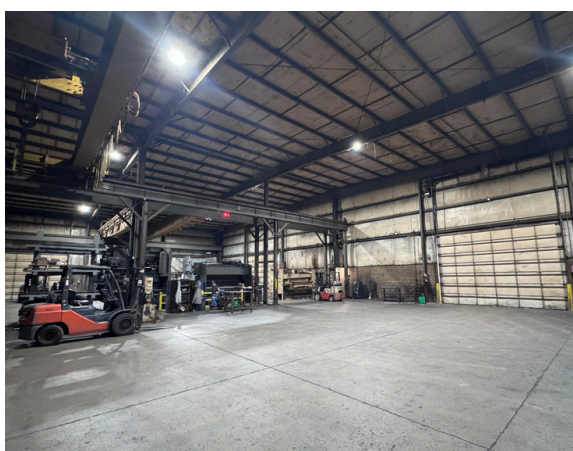
Heavy power — 480V and 208V 3-phase service across all buildings

### ROOF / EXTERIOR

Pitched metal roofs; metal panel and masonry exteriors

### FOUNDATION

Reinforced concrete slab throughout



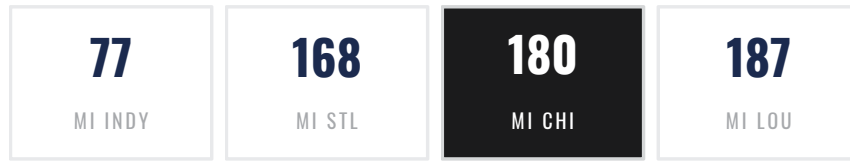
# Why Terre Haute

## I-70 CORRIDOR — CROSSROADS OF AMERICA

- Direct I-70 access, Indiana's primary east-west freight corridor
- US-41 and US-40 intersect in Terre Haute, the historic Crossroads of America
- Indiana 641 bypass routes heavy truck traffic around the urban core
- 77 mi to Indianapolis; within 185 mi of Chicago, St. Louis, Louisville, Cincinnati

## RAIL ACCESS — DUAL-CARRIER CROSSROADS

- CSX Transportation (Class I) operates mainline track through Terre Haute
- Indiana Rail Road (Class II) interchanges with CSX at Terre Haute, with connections to all Class I carriers
- INRD operates approx. 250 miles of owned track with trackage rights to Chicago
- Transload, intermodal, and rail-served industrial sites available in market



## HEAVY UTILITIES — BUILT FOR INDUSTRIAL LOADS

- Duke Energy Indiana, the state's largest electric supplier, serves Terre Haute with industrial rate structures
- CenterPoint Energy natural gas with integrated rate options for industrial processes
- Indiana-American Water: up to 10.1 MGD peak capacity from Wabash River well field
- Multiple served sites with on-site substations and redundant fiber infrastructure

## LABOR & MARKET — REGIONAL EMPLOYMENT HUB

- Vigo County: 47K employed labor force; manufacturing is the #2 sector (6,600+ workers)
- 550,000+ population within a 50-mile radius; 1M+ within 65 miles (incl. Indianapolis, Bloomington, Effingham)
- Cost of living index 82.3 (U.S. avg = 100), among the lowest in the Midwest industrial corridor
- Active industrial occupiers: Great Dane, Amcor, IFF, Taghleef, Novelis, Sony DADC, ThyssenKrupp Presta

The Fort Harrison Business Park submarket offers direct **Indiana Rail Road service, heavy industrial zoning, and outdoor storage capacity** within Terre Haute city limits, inside an active city-designated economic development district.

- Heavy industrial zoning supporting outdoor storage
- Labor and occupancy costs below Indianapolis metro
- Workforce pipeline: Indiana State, Rose-Hulman, Ivy Tech
- Active industrial investment in Vigo County: Entek (EV battery components, \$1.5B), Steel Dynamics (steel, \$231M), Great Dane (trailers, \$50M)



**58.98**

Acres at 3301 Fort Harrison Rd (IOS/heavy industrial)

**550K+**

Population within a 50-mile radius of Terre Haute

**1M+**

Population within a 65-mile radius (incl. Indy metro)

**82.3**

Cost of living index (U.S. avg = 100)

Sources: Terre Haute EDC, West Central Indiana EDC, U.S. Census Bureau/BLS, Indiana Rail Road, Duke Energy Indiana, Wikipedia. Drive distances per DriveDistance. Zoning and specific property features subject to independent buyer verification. Information contained herein has been obtained from sources deemed reliable but is not warranted. Buyer to independently verify all property information, zoning, acreage, utilities, and other material facts.

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