

1597 E INDUSTRIAL DRIVE

TERRE HAUTE, IN

FOR SALE



219,910

SQUARE FEET



MFG

TYPE



5,000A

POWER



1999

YEAR BUILT



AMPLE

SURFACE PARKING



EV

CHARGING STATIONS

AMENITIES

- ✓ Major signage/branding opportunity with corporate image
- ✓ Existing crane, warehouse racking and FF&E negotiable with sale
- ✓ Fully climate-controlled building
- ✓ 29' clear height
- ✓ Abundant parking
- ✓ Outdoor patio
- ✓ 15+ acres, plus 9 acres on a secondary parcel
- ✓ Newer dock equipment (8 positions) and 2 drive-ins
- ✓ Building has been renovated and expanded

\$13,194,60 (\$60/ SF)

FOR MORE INFORMATION, PLEASE CONTACT:

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Director

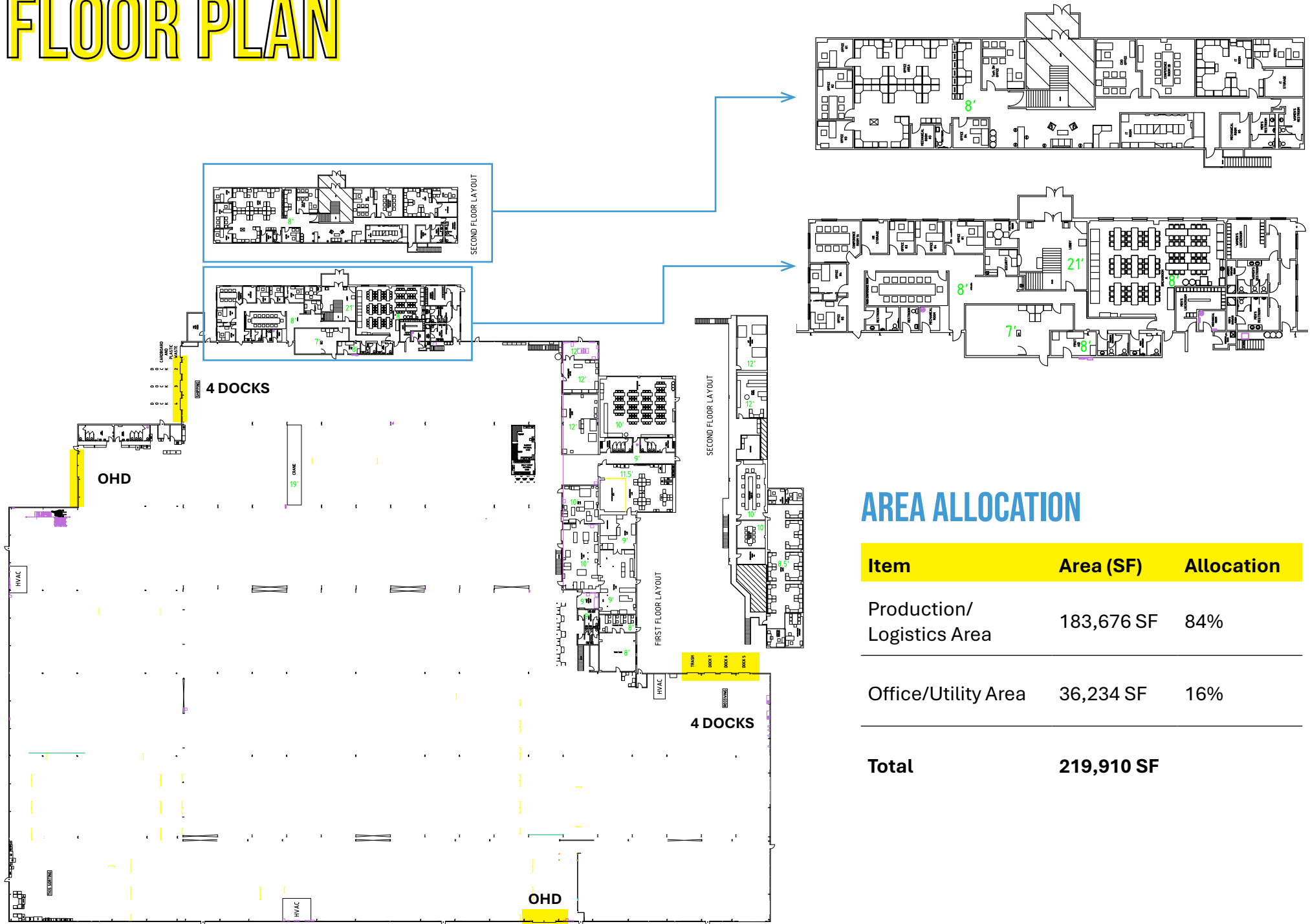
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NEWMARK

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FLOOR PLAN



AREA ALLOCATION

Item	Area (SF)	Allocation
Production/ Logistics Area	183,676 SF	84%
Office/Utility Area	36,234 SF	16%
Total	219,910 SF	

OVERVIEW

CLEAN, WELL-KEPT OWNER USER CORPORATE BUILDING

- ✓ 8 docks + 2 overhead doors with ramp access
- ✓ Compressor room (currently equipped with 3 Atlas Copco compressors — 2x GA55 91hp and 1x GA55 VSD 75hp) + 1 buffer tank
- ✓ Power for the plant managed through two switchgear rooms (480V, 3-phase in both)
- ✓ Large parking lot with additional 480V 3-phase power

Generator: Cummins QSB7-G5 NR3, 100kW diesel, Model DSGAA, with 310-gallon tank

IT infrastructure (IT server room):

- ✓ Redundant HVAC systems with humidity control
- ✓ Raised floor system for wiring and HVAC
- ✓ Room runs through a UPS (battery backup system)
- ✓ Connected to the generator in case of power outages
- ✓ Equipment in the IT server room:
 - ✓ Controller for building access (1 additional controller on the shop floor)
 - ✓ Cellular repeaters for Verizon and T-Mobile
 - ✓ Several switches and servers

Further IT equipment throughout the plant:

- ✓ Remote cabinets across plant and shop floor
- ✓ Three fiber lines into the building (Joink, Frontier, and Sparklight)
- ✓ Landlines connected to bonded T1 lines

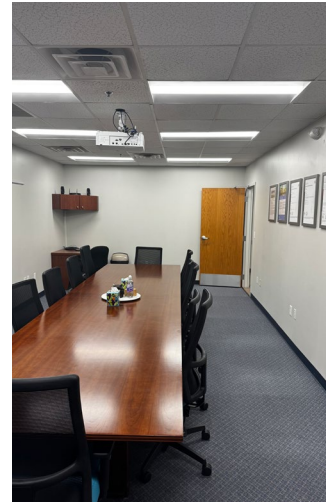
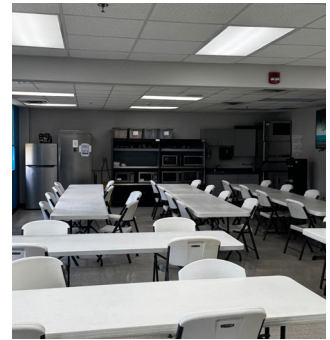
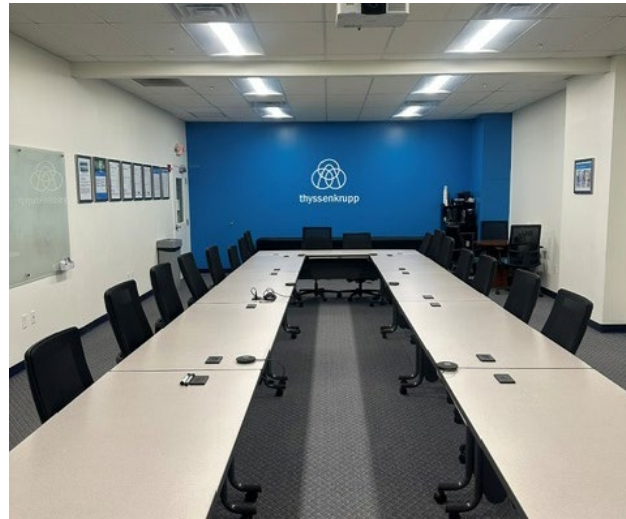
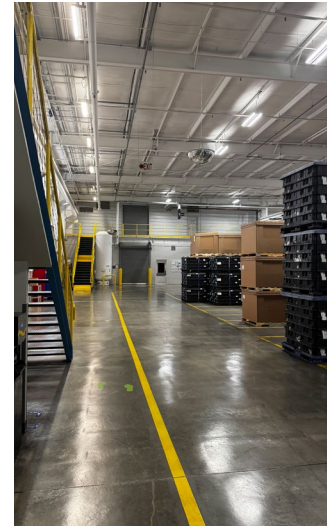
Access control: Badge and biometrics

Fire suppression systems:

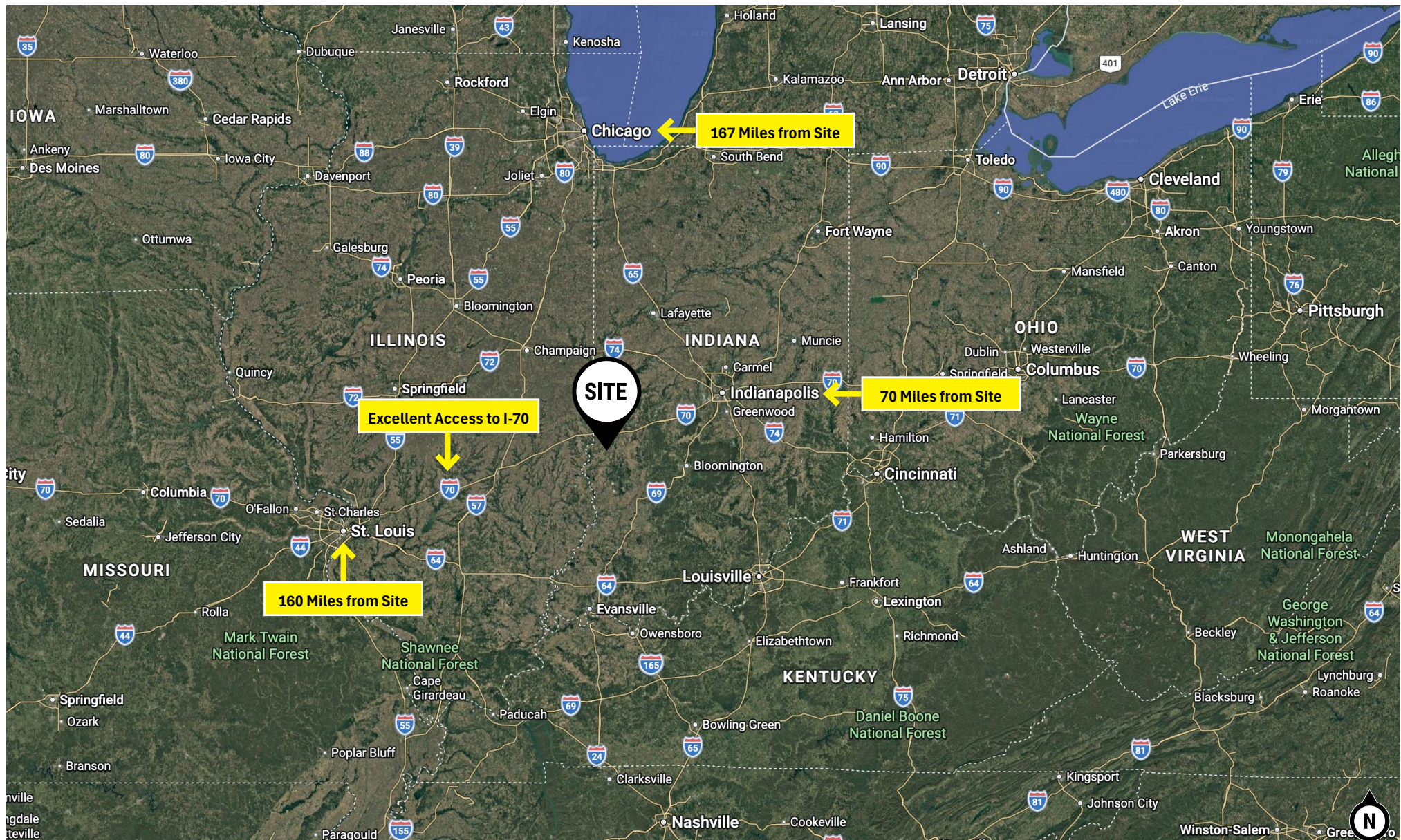
- ✓ Report on main fire pump attached, with key system metrics
- ✓ HRC-125 fire suppression system for the server room, housed in the mechanical room adjacent to it

Building surveys:

- ✓ 2018 Survey
- ✓ 2024 NatCat risk assessment
- ✓ 2025 Environmental survey
- ✓ 2025 Loss prevention report



LOCATION



AERIAL



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