

# FOR SALE OR LEASE



4530 N 25TH STREET  
TERRE HAUTE, 47805

73,206 SF  
Warehouse: 70,695 SF  
Office: 2,511 SF

4.17 ACRES

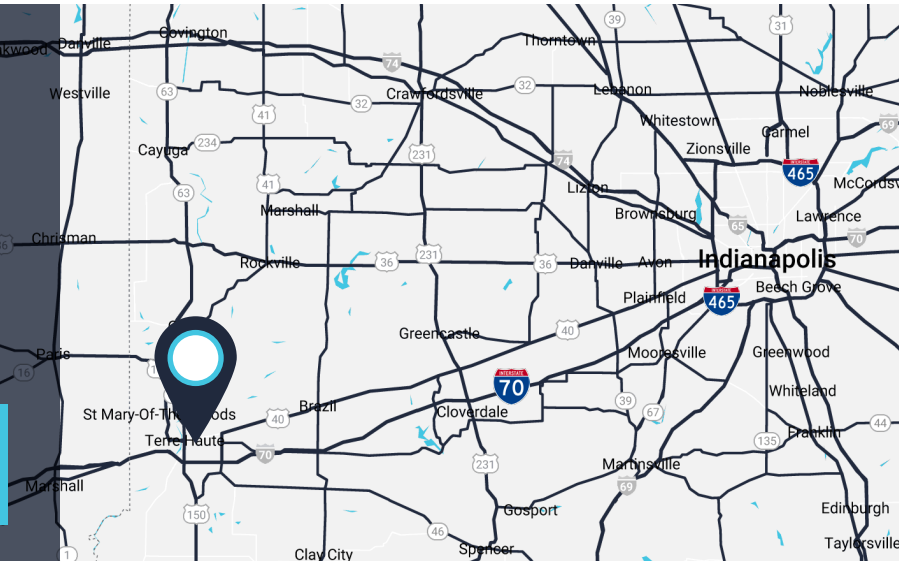
Zoned M-1



## BUILDING INFORMATION

- » Zoned M-1
- » Fenced Lot
- » Up to 38' Clear Height
- » 2 Docks; 2 Drive-in Doors
- » 5-Ton Crane & Industrial Scale
- » New Roof in 2023

**SALE: \$1,700,000 (\$23.22/SF)**  
**LEASE: \$3.50/SF NNN**



3950 Priority Way South Drive, Suite 112  
Indianapolis, IN 46240  
317.663.8496

**Whitney Gurman Roberts**  
whitney@92cpartners.com  
317.914.7978