



For Sale or Lease | Class A Industrial Warehouse

222 W Broadway Ave, Hillsdale, IN 47854 | Grey Shell Condition



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INVESTMENT OVERVIEW

Marcus and Millichap is pleased to exclusively represent **222 W. 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, 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 unmatched 7 MW available power, ample water and gas, and a unique location to accommodate distribution, data center 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) (see page 20).

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



Address	222 W Broadway Ave, Hillsdale, IN 478P54
Purchase Price	\$3,600,000
Price SF	\$72.00
Lease Rate	Negotiable
GLA	50,000 SF Expandable to 200,000 SF*1
Unit	1
Lot Size	9 Acres (Up to 30 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

*1 Additional Acreage Purchase Required

*2 Levelers Can Be Added | Additional Docks Provisioned

INVESTMENT HIGHLIGHTS

- 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 30 Acres Available
- (3) Docks in Place-Provisioned Additional Docks | 1 Drive In (14'x18' OHD)
- Complete to Grey Shell | 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 | 7MW Substation Located W/I ¼ Mile
- Located Within a TIF District: Unique Development Incentives, Including Property Tax Abatement & Tax Increment Financing Available
- 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
- **Educated Work Force:**
 - Indiana State University (Enrollment: 7,660) DePauw University (1,660); Rose-Hulman Institute of Technology (1,990); 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: 185,031) | Indianapolis, IN MSA (Population: 2,111,040; Rank: 33rd)
- AHHI (35-Miles): \$67,423; Population (35-Miles): 331,664
- IN Business Climate: #1 Manufacturing State in the Nation | #1 Best State for Business in the Midwest | #1 Best Tax Climate in the Midwest



PROPERTY DESCRIPTION

Total SF/ GLA	50,000 SF
Expandable SF	200,000 SF*1
Units	1
Lot Size	9 Acres
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	Available up to 7 MW* Served by Duke Energy
Natural Gas	Served by Vermillion Rise
Telecom	Served by AT&T

* Contact us for more details

FINISH TO SUIT FOR TENANT: Negotiable

**Call Listing Broker to Discuss Rental
Rate, Lease Term & Timing**





North & West Wall



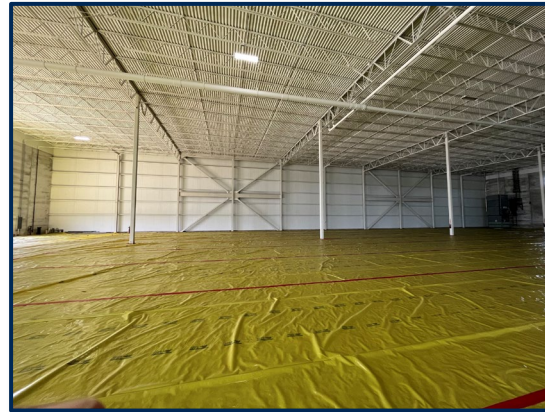
North Wall



West Wall

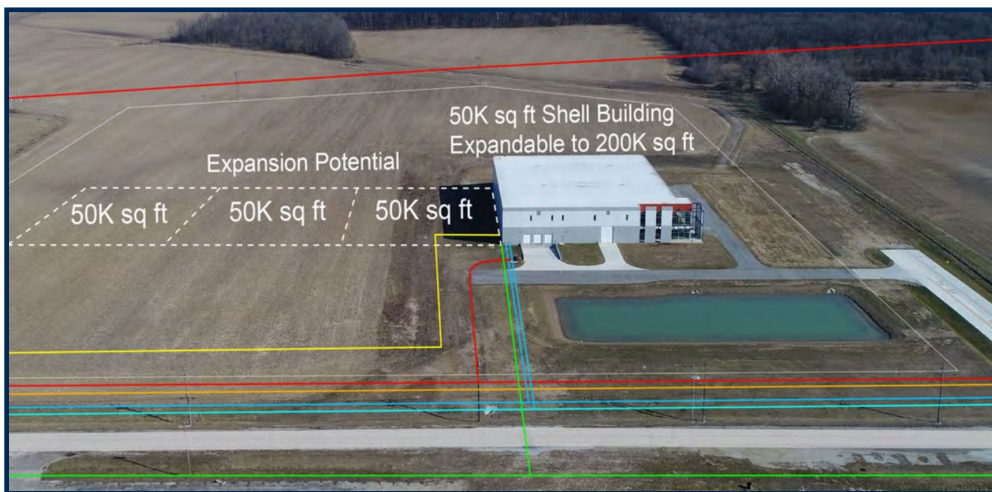


Expandable Wall / Covered Dirt Flooring











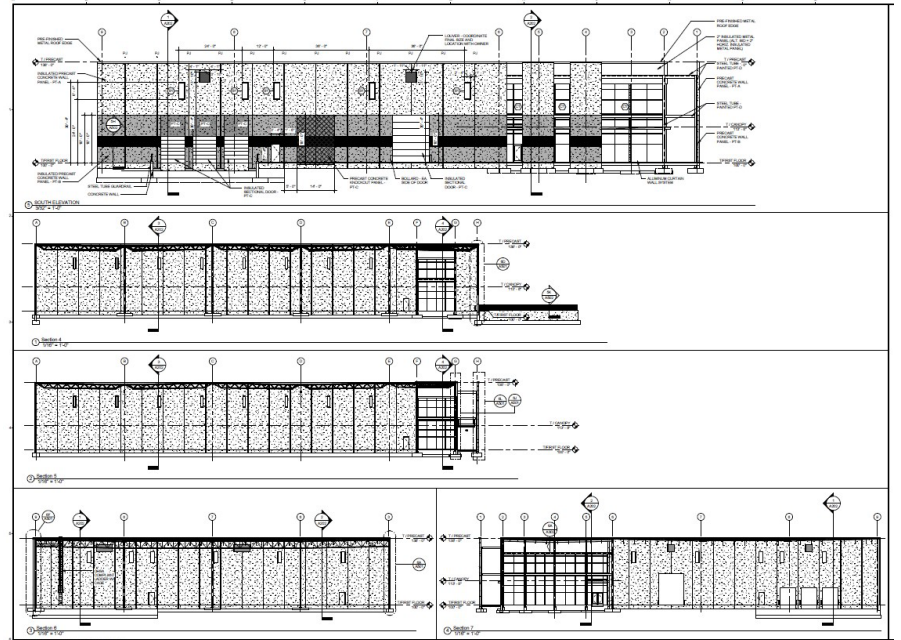
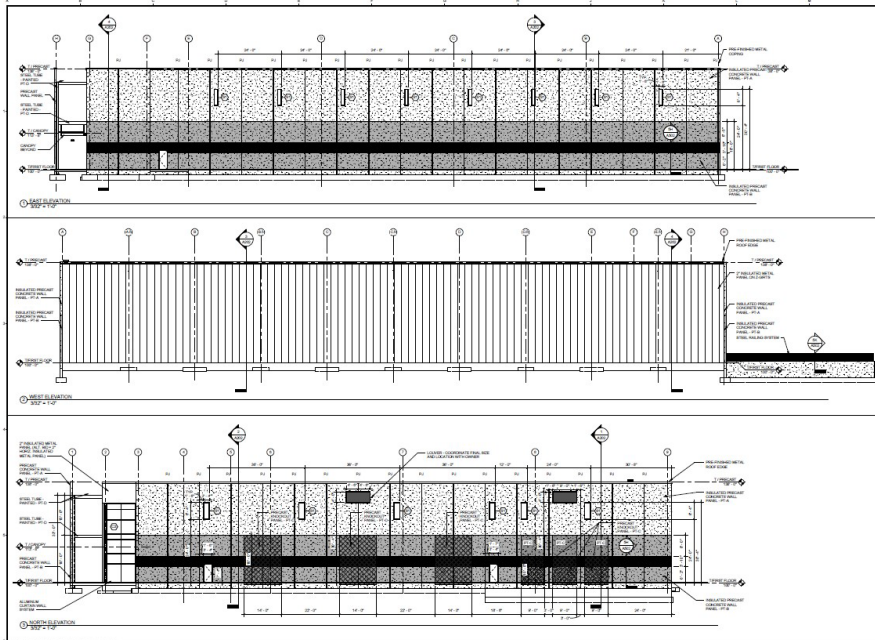
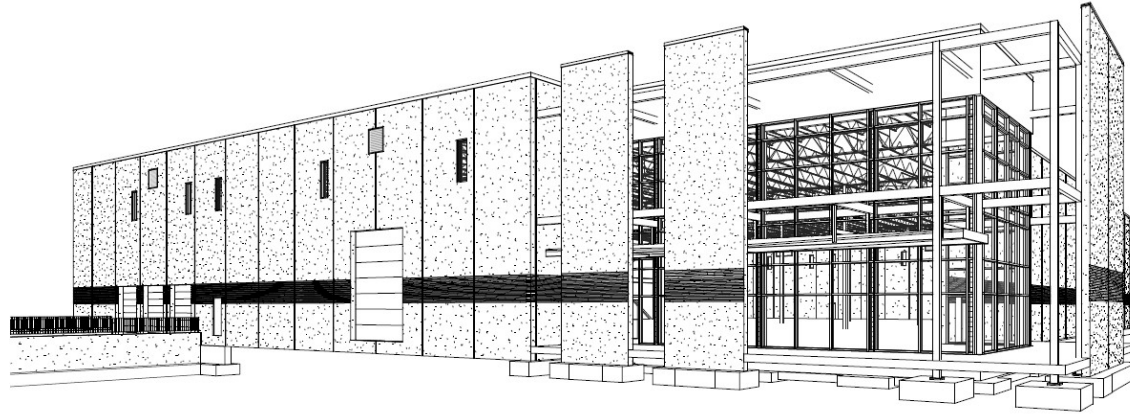
Expandable Wall / Air Handler

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

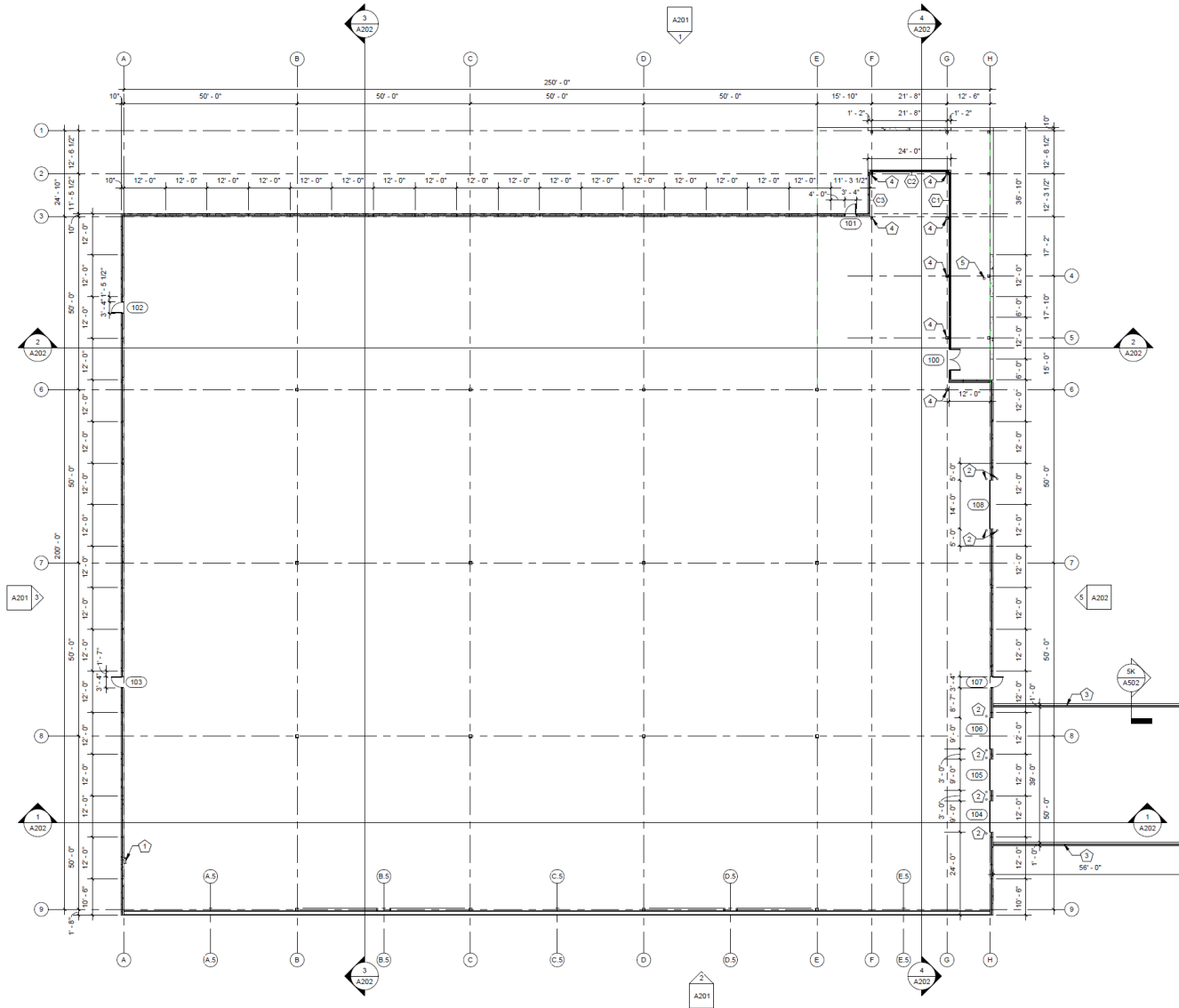


LEGEND
VERMILLION RISE MEGA PARK

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



FLOOR PLAN



LEGEND	
(101)	DOOR NUMBER - SEE SHEET A401 FOR DOOR SCHEDULE
(W)	WINDOW TYPE - SEE SHEET A401
(1) SIM A101	DETAIL REFERENCE: DETAIL NUMBER (TOP) SHEET NUMBER (BOTTOM)
(1) SIM A101	BUILDING SECTION: DETAIL NUMBER (TOP) SHEET NUMBER (BOTTOM)
(1) SIM A101	WALL SECTION: DETAIL NUMBER (TOP) SHEET NUMBER (BOTTOM)
(1) A201	BUILDING ELEVATION: DETAIL NUMBER (OUTSIDE) SHEET NUMBER (INSIDE)
(A701) 1	INTERIOR ELEVATION: DETAIL NUMBER (OUTSIDE) SHEET NUMBER (INSIDE)
⬆	SPOT ELEVATION
(1)	KEYNOTE

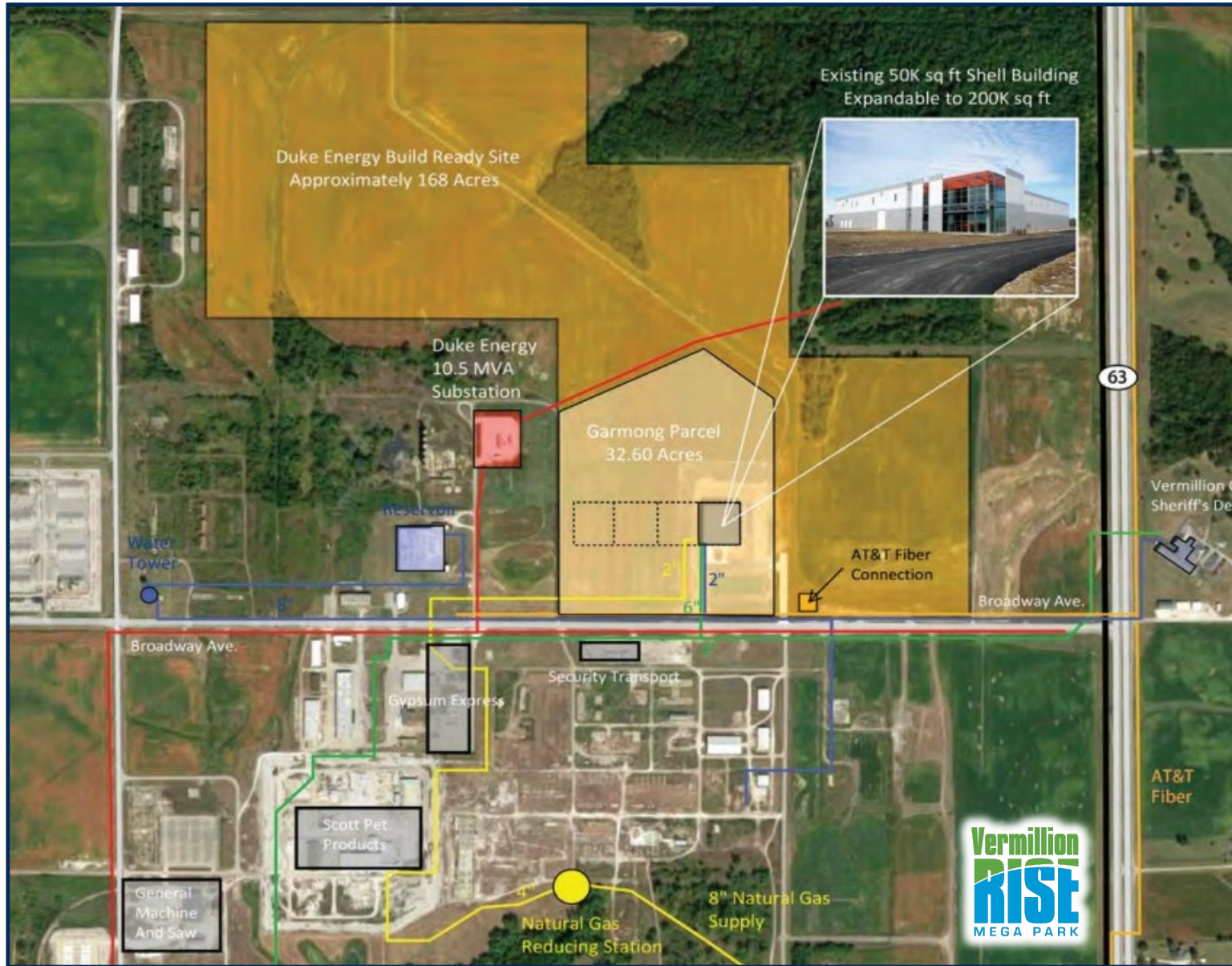
Potential to Add:

- Office
- Mezzanine
- Additional Docks

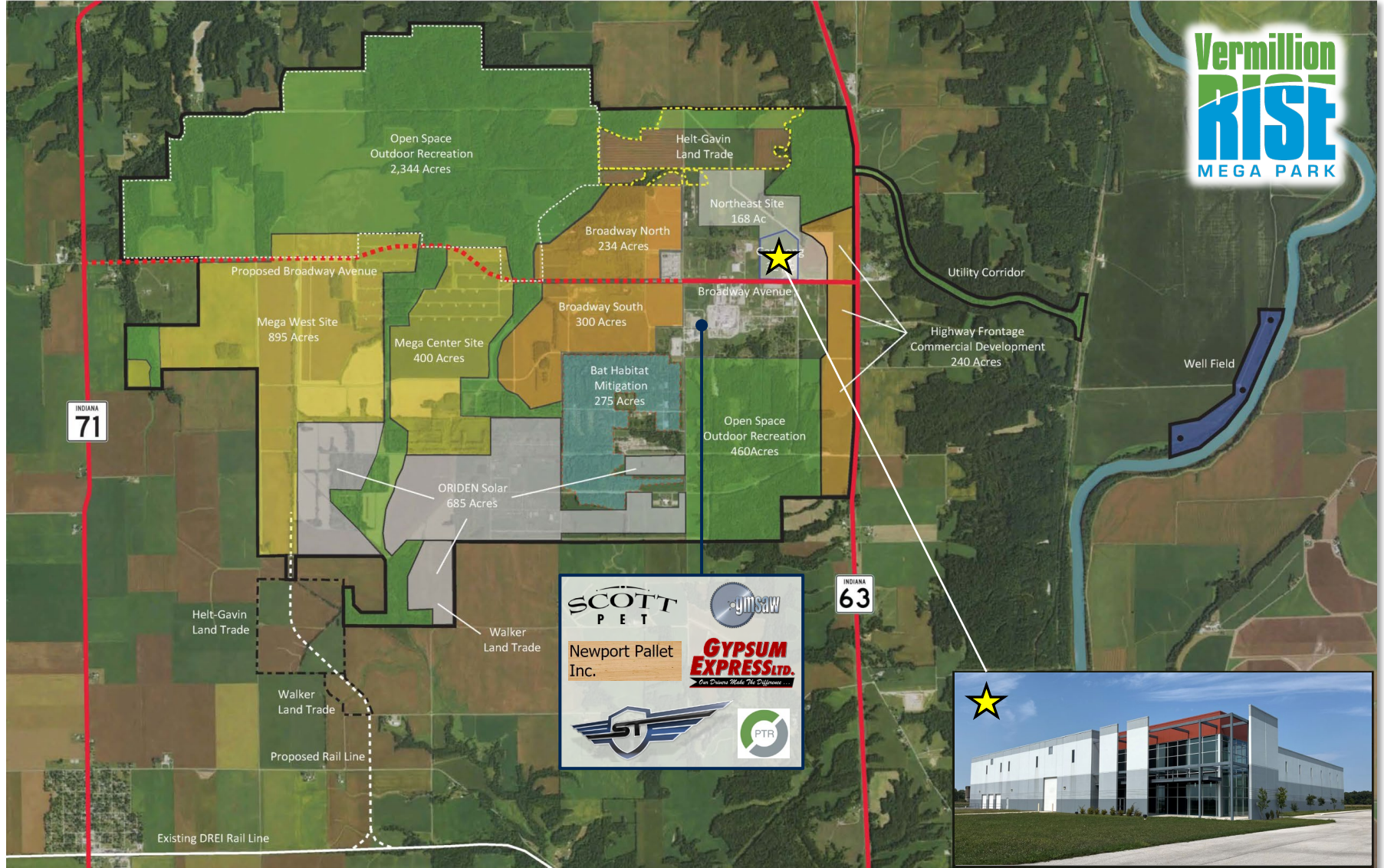
© FIRST FLOOR PLAN
1/16" = 1'-0"



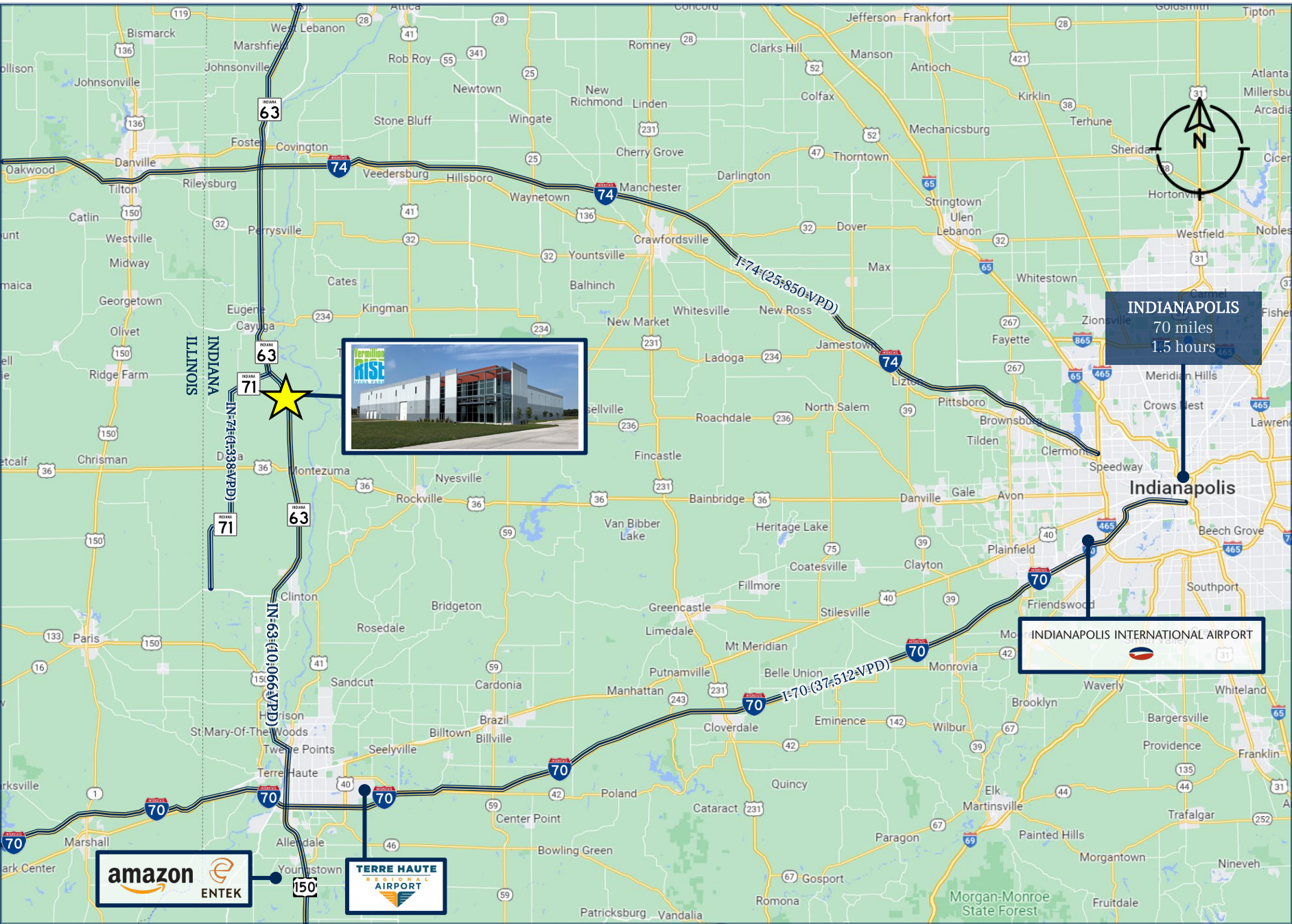
VERMILLION RISE MEGA PARK MAP



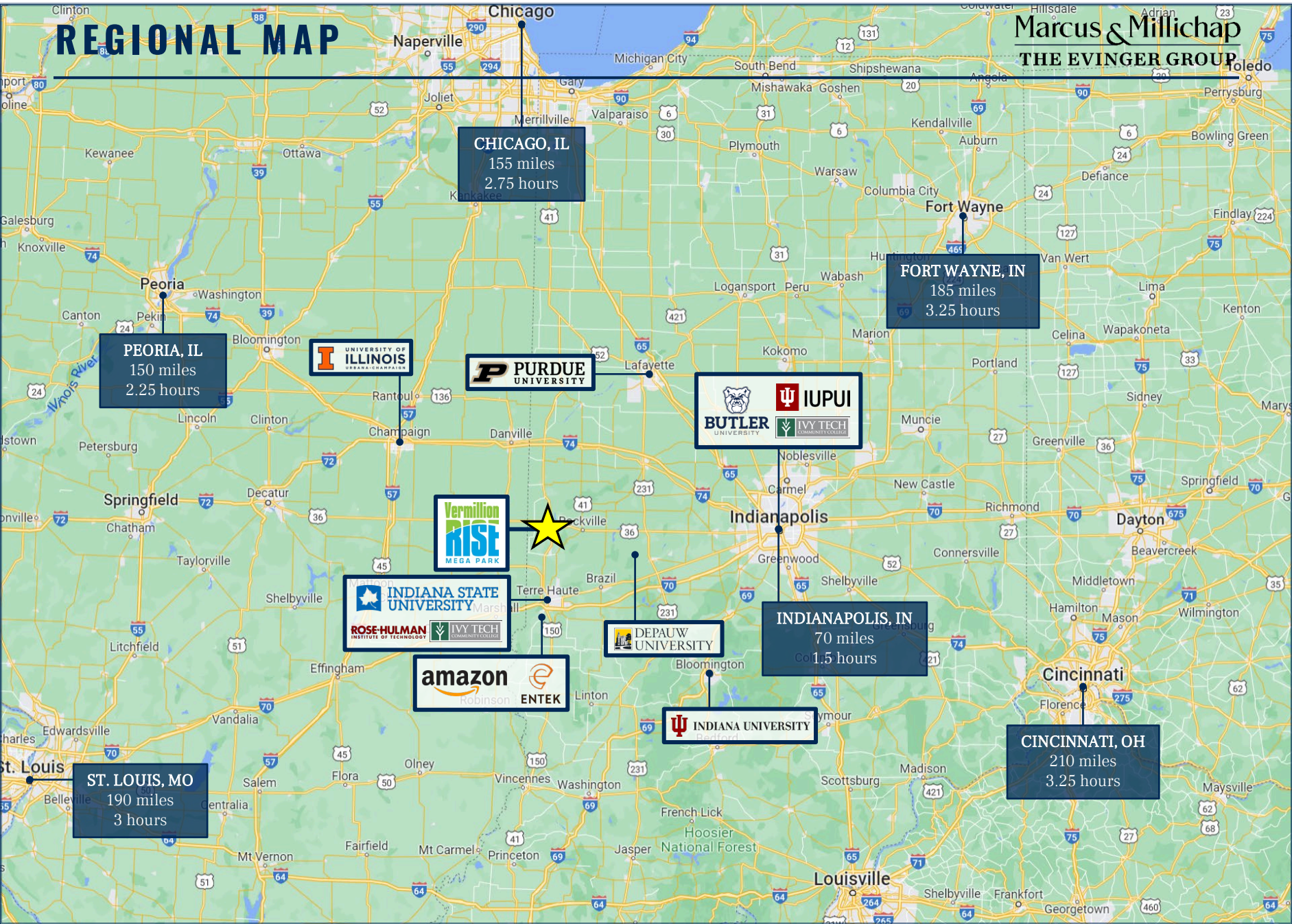
VERMILLION RISE MEGA PARK MASTER PLAN



SCOTT PET	
Newport Pallet Inc.	GYPSUM EXPRESS LTD. <i>Our Passion. Made. The Difference.</i>



REGIONAL MAP



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



#1



INFRASTRUCTURE

#1



MANUFACTURING (OUTPUT)

#1

Forbes

BEST STATE TO START A BUSINESS

#2



COST OF DOING BUSINESS

#2



MANUFACTURING (EMPLOYMENT)

#2



TAX FOUNDATION

PROPERTY TAX RANK



INDIANA
FOR THE BOLD



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.vermillioncountyledc.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 #8 out of 92 counties in Indiana for lowest cost of living (Niche, 2024)



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 58,525 and its metropolitan area had a population of 185,031.

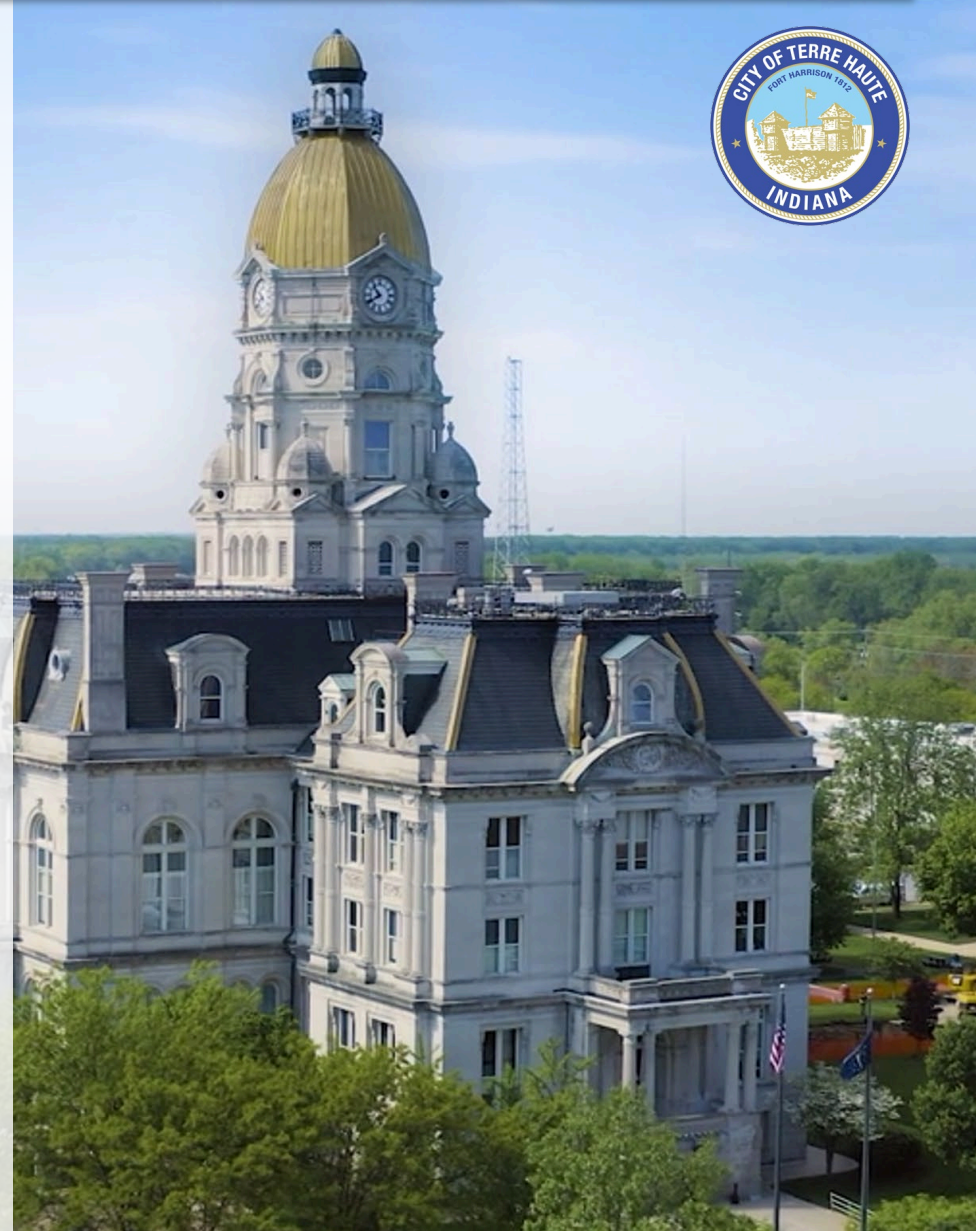
Located along the Wabash River, Terre Haute is one of the largest cities in the Wabash Valley and is known as the Queen City of the Wabash. The city is home to multiple higher education institutions, including Indiana State University, Rose-Hulman Institute of Technology, and Ivy Tech Community College 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 642 jobs.

Source: TerreHauteEdc.com





- **Amazon Distribution Center:** Amazon is slated to establish 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 will create 642 new, high wage jobs by end of 2027. "...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 Governor Eric J. Holcomb at the 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 \$4 million to add two hotels and a parking garage to downtown Terre Haute as a result of the Convention Center creating a greater need for downtown hotel space.
- **Hulman & Co. 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:** Mayor Duke Bennett estimated \$30-\$40 million in housing development projects will be brought to the city with the next 12 to 18 months.

Terre Haute Top Manufacturing Companies

	Product
1 Amcor	Mfg. Polyethylene Bags/ Flexible Packaging
2 Great Dane	Mfg. Semi Trailers
3 ADVICS	Mfg. Automotive Brakes & Chassis
4 Taghleef	Mfg. Oriented Polypropylene Film
5 GE Aviation	Mfg. Turbine Engine Components
6 Hearthside Food Solutions	Baked Food Products
7 ThyssesKrupp Presta	Mfg. Automobile Steering Components
8 Revolution Company / Jadcore	Polyethylene Liners / Industrial Plastics Recycler
9 Steel Dynamics, Inc.	Cold-Roll Steel Finishing
10 Ampacet	Plastic Compounding
11 Novelis	Mfg. Aluminum Rolled Sheets
12 Menards	Mfg. Truss / Block & Distribution
13 B & G Foods	Mfg. Baking Powder
14 Saturn Petcare USA	Mfg. Petfood
15 Green Leaf	Mfg. Injection Molded Products
16 Sony DADC USA	Blu-ray CD & DVD Production
17 Fitesa	Polyethylene Film
18 Gartland Foundry	Mfg. Gray & Ductile Iron
19 Poly One	Mfg. Polymers
20 Select Genetics	Ag-Turkey Hatchery
21 Glas-Col	Mfg. Laboratory Equipment & Lab Instruments
22 IFF	Mfg. Sweeteners
23 Futurex Industries	Mfg. Custom Plastic Sheet & Film
24 Lenex Steel	Mfg. Steel Fabrication
25 Modern Aluminum Castings	Mfg. Aluminum

Indiana Fortune 500 Companies

	Employees
Elevance Health	98,200
Eli Lilly	35,238
Cummins	59,900
Steel Dynamics	10,640
Corteva	21,000
Berry Global Group	47,000
Thor Industries	31,000
Zimmer Biomet Holdings	19,500



DEMOGRAPHICS TERRE HAUTE, IN MSA

POPULATION	15 Miles	25 Miles	35 Miles
2027 Projection			
Total Population	32,572	180,024	330,240
2022 Estimate			
Total Population	32,851	180,125	330,626
2010 Census			
Total Population	34,041	184,564	340,092
2000 Census			
Total Population	34,340	188,324	340,166
Daytime Population			
2022 Estimate	23,968	168,508	314,446
HOUSEHOLDS			
	15 Miles	25 Miles	35 Miles
2027 Projection			
Total Households	12,603	71,753	130,699
2022 Estimate			
Total Households	12,672	71,448	130,128
Average (Mean) Household Size	2.5	2.4	2.4
2010 Census			
Total Households	13,021	72,325	131,804
2000 Census			
Total Households	13,270	73,413	131,766

HOUSEHOLDS BY INCOME	15 Miles	25 Miles	35 Miles
2022 Estimate			
\$200,000 or More	1.8%	1.9%	2.5%
\$150,000-\$199,999	2.1%	2.7%	3.1%
\$100,000-\$149,999	10.8%	10.2%	11.5%
\$75,000-\$99,999	15.4%	13.3%	13.7%
\$50,000-\$74,999	21.9%	20.0%	20.5%
\$35,000-\$49,999	14.8%	14.3%	14.1%
\$25,000-\$34,999	10.4%	10.8%	10.5%
\$15,000-\$24,999	12.0%	12.7%	11.7%
Under \$15,000	10.9%	14.0%	12.4%
Average Household Income	\$64,277	\$62,100	\$66,964
Median Household Income	\$52,279	\$47,762	\$51,433
Per Capita Income	\$25,225	\$25,224	\$27,036
POPULATION PROFILE			
	15 Miles	25 Miles	35 Miles
Population By Age			
2022 Estimate Total Population	32,851	180,125	330,626
Under 20	23.9%	24.3%	24.3%
20 to 34 Years	18.0%	20.9%	20.1%
35 to 39 Years	5.8%	5.8%	5.9%
40 to 49 Years	12.0%	11.4%	11.5%
50 to 64 Years	20.0%	18.9%	19.3%
Age 65+	20.3%	18.8%	18.9%
Median Age	42.0	39.2	39.8
Population 25+ by Education Level			
2022 Estimate Population Age 25+	23,111	121,232	225,015
Elementary (0-8)	3.4%	3.0%	2.9%
Some High School (9-11)	8.2%	8.6%	8.3%
High School Graduate (12)	42.4%	38.9%	38.5%
Some College (13-15)	22.0%	22.2%	22.3%
Associate Degree Only	9.8%	9.6%	9.2%
Bachelor's Degree Only	10.4%	11.4%	11.8%
Graduate Degree	3.7%	6.3%	7.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	24.0	24.0



POPULATION

In 2022, the population in your selected geography is 330,626. The population has changed by -2.8 percent since 2000. It is estimated that the population in your area will be 330,240 five years from now, which represents a change of -0.1 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 39.8, compared with the U.S. average, which is 38.6. The population density in your area is 86 people per square mile.



HOUSEHOLDS

There are currently 130,128 households in your selected geography. The number of households has changed by -1.2 percent since 2000. It is estimated that the number of households in your area will be 130,699 five years from now, which represents a change of 0.4 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2022, the median household income for your selected geography is \$51,433, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 44.6 percent since 2000. It is estimated that the median household income in your area will be \$57,944 five years from now, which represents a change of 12.7 percent from the current year.

The current year per capita income in your area is \$27,036, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$66,964, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 145,272 people in your selected area were employed. The 2000 Census revealed that 51.4 percent of employees are in white-collar occupations in this geography, and 48.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 17.4 minutes.



HOUSING

The median housing value in your area was \$112,594 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 95,711 owner-occupied housing units and 36,055 renter-occupied housing units in your area. The median rent at the time was \$349.

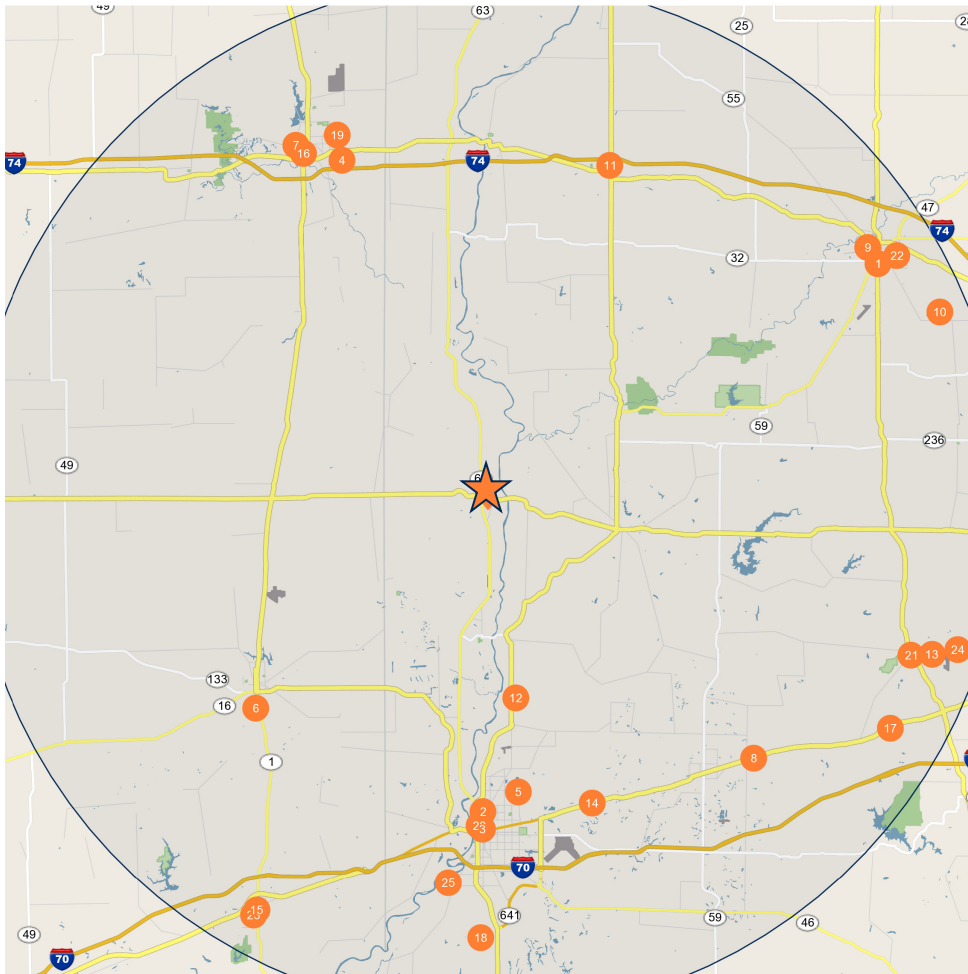


EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 7.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 11.8 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.2 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 38.5 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.3 percent in the selected area compared with the 20.4 percent in the U.S.



Major Employers		Employees
1	Apple American Indiana LLC-Applebees	1,990
2	Union Hospital Inc	1,818
3	Indiana State University	1,500
4	Veterans Health Administration-Danville V A Medical Center	1,260
5	Sony Dadc US Inc-Sony Dadc	1,100
6	North American Lighting Inc-North American Lighting	1,000
7	Osf Healthcare System-Osf Sacred Heart Medical Ctr	972
8	Great Dane LLC-Great Dane Trailers	900
9	R R Donnelley & Sons Company-R R Donnelley	810
10	Nucor Corporation-Nucor Steel - Indiana	760
11	Flex-N-Gate LLC-Masterguard	720
12	Taghleef Industries Inc-Aet Films	603
13	Heartland Automotive Inc	600
14	Hearthside Food Solutions LLC-Kellog	569
15	Lakeland University Inc	554
16	Poch Staffing Inc	542
17	Indiana Dept of Correction-Putnamville Correctional Fclty	540
18	Pfizer Inc-Pfizer	540
19	Quaker Oats Company-Quaker Oats	540
20	Learfield Sports LLC	529
21	Depauw University-Depauw	528
22	Acuity Brands Lighting Inc-Lithonia Lighting	500
23	ZF Active Safety & Elec US LLC-ZF TRW Active Pssive Sfety Tec	500
24	Crown Equipment Corporation-Crown Lift Trucks	469
25	Federal Bureau of Prisons-USP Terre Haute	458



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