

# FOR SALE | LIGHT INDUSTRIAL

2409 CHESTNUT STREET  
VINCENNES, IN 47591

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$325,000

Price/SF: \$22.67

R.E. Taxes: \$2,785.86 (2023/2024)

Building Size: Building 1: 6,976 SF  
Building 2: 7,357 SF  
Total: 14,333 SF

Lot Size: 0.383 AC or 16,683 SF

Year Built: 2007/1983

Zoning: C-2

### PROPERTY OVERVIEW

Strategically placed timber and steel shop/warehouse buildings available for sale, located three (3) blocks south of Lenex Steel and Schott Glass, six (6) blocks northeast of Vincennes University and less than a mile west of the U.S. Highway 50/U.S. Highway 41 interchange in Vincennes, Indiana.

### PROPERTY HIGHLIGHTS

- Indoor and outdoor vehicle parking with exterior lighting
- Protective steel bollards installed around dock/overhead doors
- Opportunity for Knox County economic incentive programs for new, relocating or expanding businesses
- Racking/shelving available for sale – Owner will require 60 days to vacate

**RICHARD CLEMENTS**

812.746.8569

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## BUILDING SUMMARY



### BUILDING 1: (6,976 SF)

- 56' x 124' steel warehouse
- 20'W x 14'H overhead door
- 23' ceiling height
- Two (2) offices with ductless A/C units
- 8" poured concrete flooring with center floor drain system
- Sodium vapor overhead lighting
- Radiant floor heating system
- 200 Amp, single phase electric
- **Between buildings:** Two (2) 9'W x 55'L x 11'H storage rooms

### BUILDING 2: (7,357 SF)

- 50' x 124' building with 7' poured concrete wall with timber upper structure and timber truss roof
- 13'9" W x 13'10"H overhead door
- 14' ceiling height
- One (1) truck-height loading dock (4'2"), forklift accessible with 8' x 8' overhead door
- Poured concrete flooring
- Commercial grade gas space heater
- 6'8"W x 20'L x 10'H cooler
- 200 SF reception/office space
- 200 Amp, single phase electric

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## ADDITIONAL PHOTOS



Building 1



Building 1



Building 2



Storage between Building 1 and Building 2

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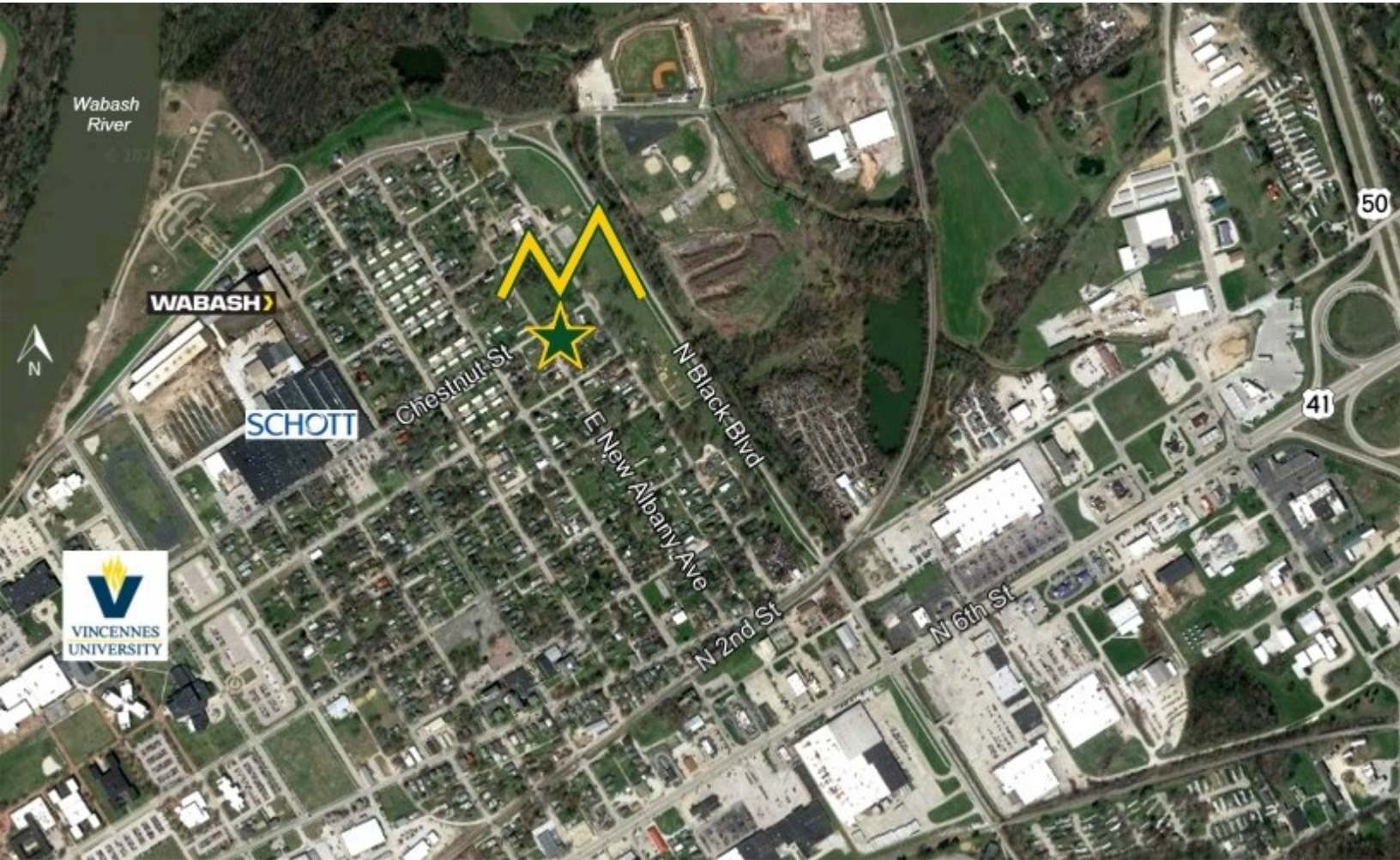
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## AERIAL VIEW



### DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
Total population	3,739	19,154	22,662
Total households	1,180	8,059	9,391
Average household size	2.35	2.21	2.24
Median age	24.7	38.7	39.3

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