



ALLIES
COMMERCIAL
REALTY



SIZE
± 12.85 acres total
± 9.00 acres for expansion

FOR SALE Power-Ready Terre Haute Industrial Asset –
Ideal for Data Center Redevelopment

Industrial

**4040-4048 E 1ST PKWY
TERRE HAUTE, IN 47804**

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ASKING PRICE
\$1,650,000

AVAILABLE SPACE
± 78,000 SF Total

SIZE
± 12.85 acres total
± 9.00 acres for expansion

ZONING
M-2 (Manufacturing)

CLEAR HEIGHT
16'-24'

DRIVE-IN DOORS
Two (2) 14'x14'

DOCK DOOR
One (1) 10'x10'

HIGHWAY ACCESS
2.8 miles from US-41
4.0 miles from US-40
7.2 miles from I-70

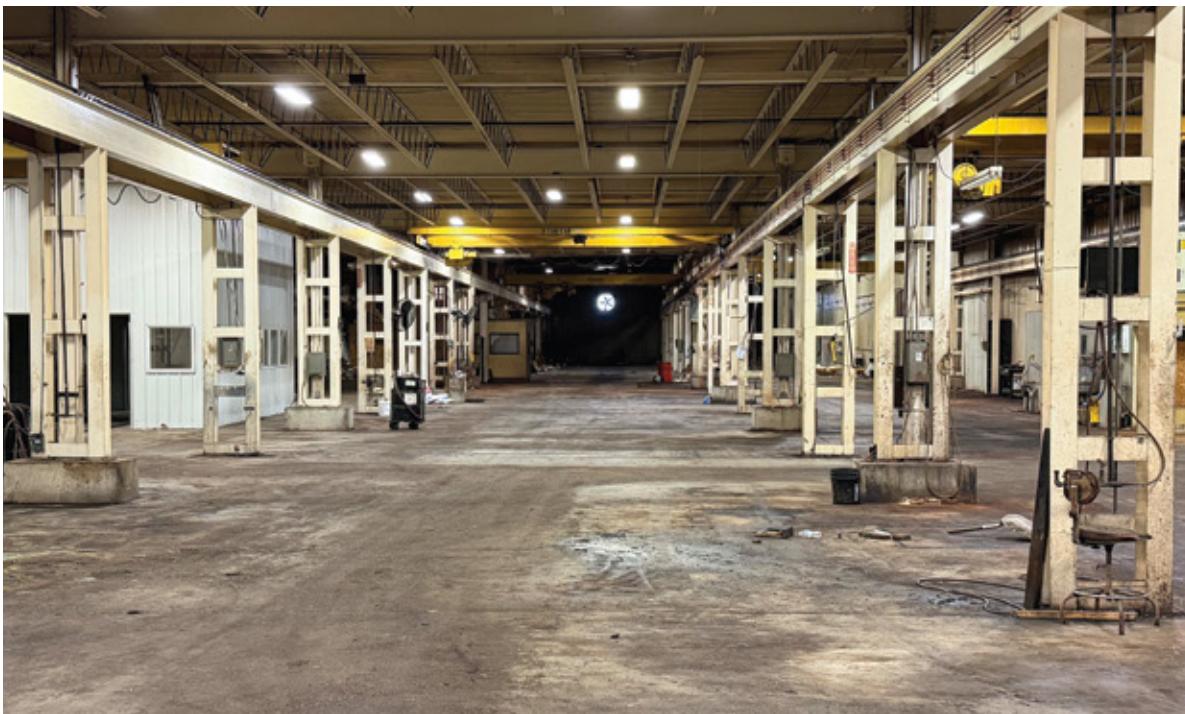
CONCRETE THICKNESS
8' rebar in some areas

POWER
4,025a / 480v / 3-Phase

OFFICE SPACE
± 10,250 Office SF Total
SW Office (1st Floor): 4,000 SF
SW Office (2nd Floor): 2,000 SF
NW Office: 3,500 SF
Warehouse Office: 750 SF

OTHER SPECIFICATIONS
Additional Crane Infrastructure Available:
(1) 1-ton crane (2) 2-ton cranes (3) 3-ton cranes
(4) 5-Ton cranes (1) 6-Ton cranes (3) 7 ½-Ton cranes
(3) 10-ton cranes

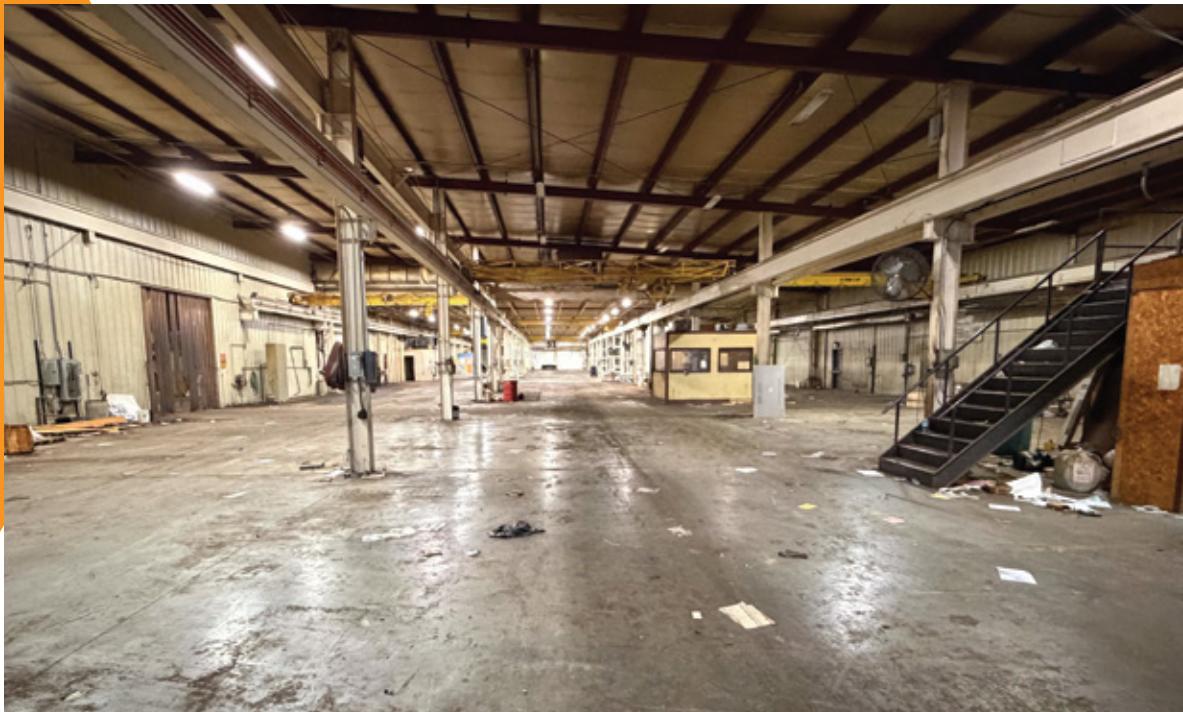
INTERIOR PHOTOS



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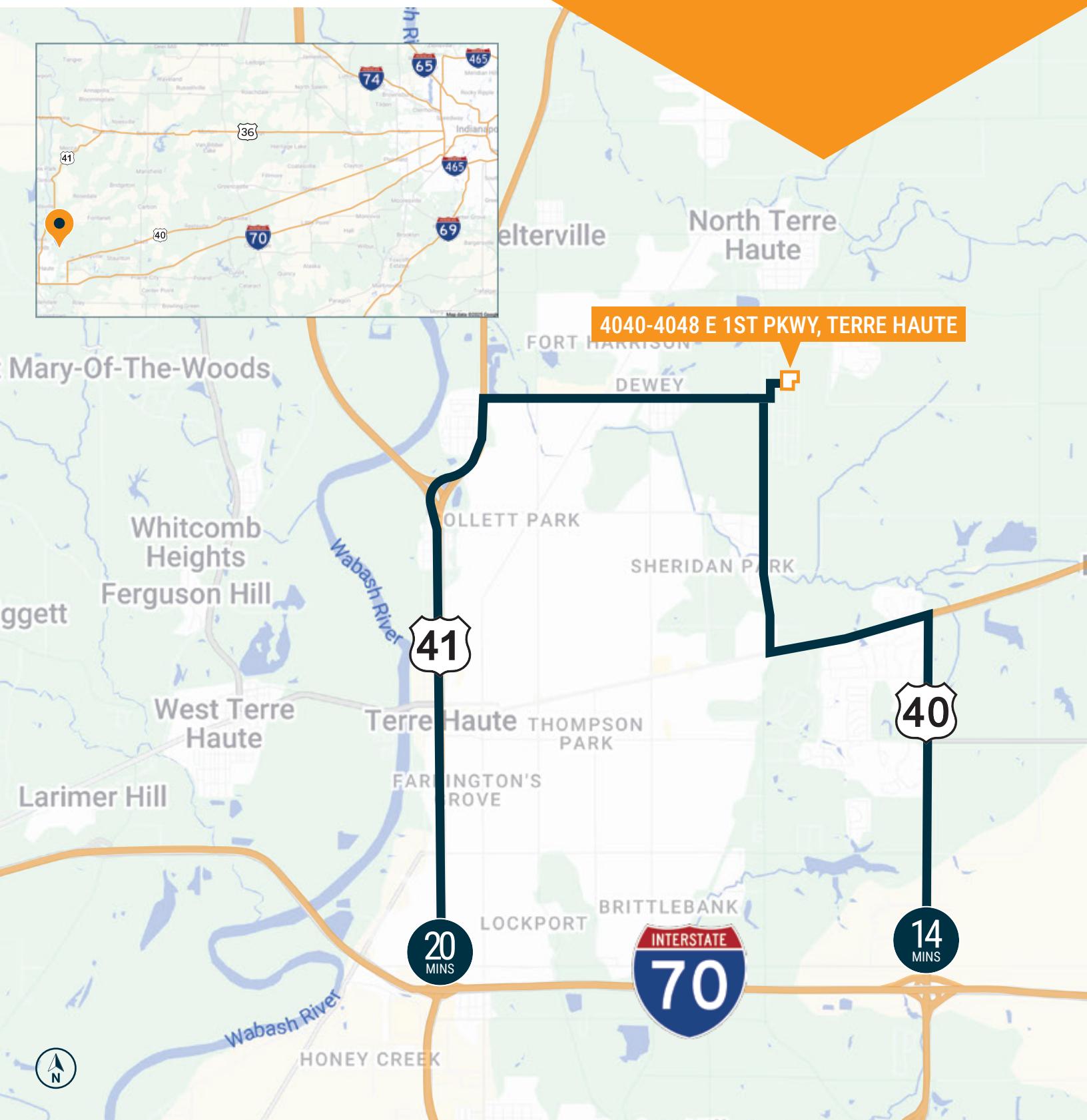
AERIAL PHOTOS



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LOCATION



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ADAM STEPHENSON
Managing Director

adam@alliescommercialrealty.com
317-908-6479



MITCHELL AYERS
Broker

mitchell@alliescommercialrealty.com
317-440-3337



alliescommercialrealty.com