



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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LISTING ONLINE



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



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INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL PHOTOS



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