

Terre Haute Industrial Building

Address	4141 3rd Parkway, Terre Haute, IN 47804
Zoning	Industrial
Parcel Number	84-06-12-200-013.000-002
Lot Size	13.23 AC
Building Size	241,693 SF
Construction Type	Block & Metal
Roof Type	Flat; Modified Bitumen
Loading Access	(1) dock with leveler
	(3) additional dock areas with outdoor platform;
	room for many dock positions
	(6) drive-in doors for access from outdoor platform
HVAC Type	Entire building fully heated gas boilers
Air Conditioning	Bays 1, 2 and 3 fully air conditioned
Electric	(3) 3,000 amp feeds; 480 volt / 3 phase
Fire Suppression	Wet sprinkler system
Clear Ceiling Height	14'
Column Spacing	20' x 20'
Parking Lot	250+ space fenced parking area
Utilities	Electric: Duke Energy
	Water: Indiana American Water
	Gas: Vectren/Proliance
	Sewer: City of Terre Haute
Assessed Tax Value	\$1,438,400
Bi-Annual Taxes	\$21,355.50
Other Pertinent Data	Potential for rail spur; tracks run parallel to building
	Located in Fort Harrison Industrial Park
	Convenient access to I-70 & US 41
Required Down Payment	\$50,000 cashier's check at auction; bring to 10% within 3 days
Closing Time	Within 30 days of auction
Tax Administration	Purchaser responsible for November, 2017 installment and those going forward