

1597 E INDUSTRIAL DRIVE

TERRE HAUTE, IN

FOR SALE



219,910

SQUARE FEET



MFG

TYPE



5,000A

POWER



1999

YEAR BUILT



AMPLE

SURFACE PARKING



EV

CHARGING STATIONS

AMENITIES

- ✓ Major signage/branding opportunity with corporate image
- ✓ Existing crane, warehouse racking and FF&E negotiable with sale
- ✓ Fully climate-controlled building
- ✓ 29' clear height
- ✓ Abundant parking
- ✓ Outdoor patio
- ✓ 15+ acres, plus 9 acres on a secondary parcel
- ✓ Newer dock equipment (8 positions) and 2 drive-ins
- ✓ Building has been renovated and expanded

\$13,194,60 (\$60/ SF)

FOR MORE INFORMATION, PLEASE CONTACT:

J.P. Champine
Managing Director
313.622.3634
jp.champine@nmrk.com

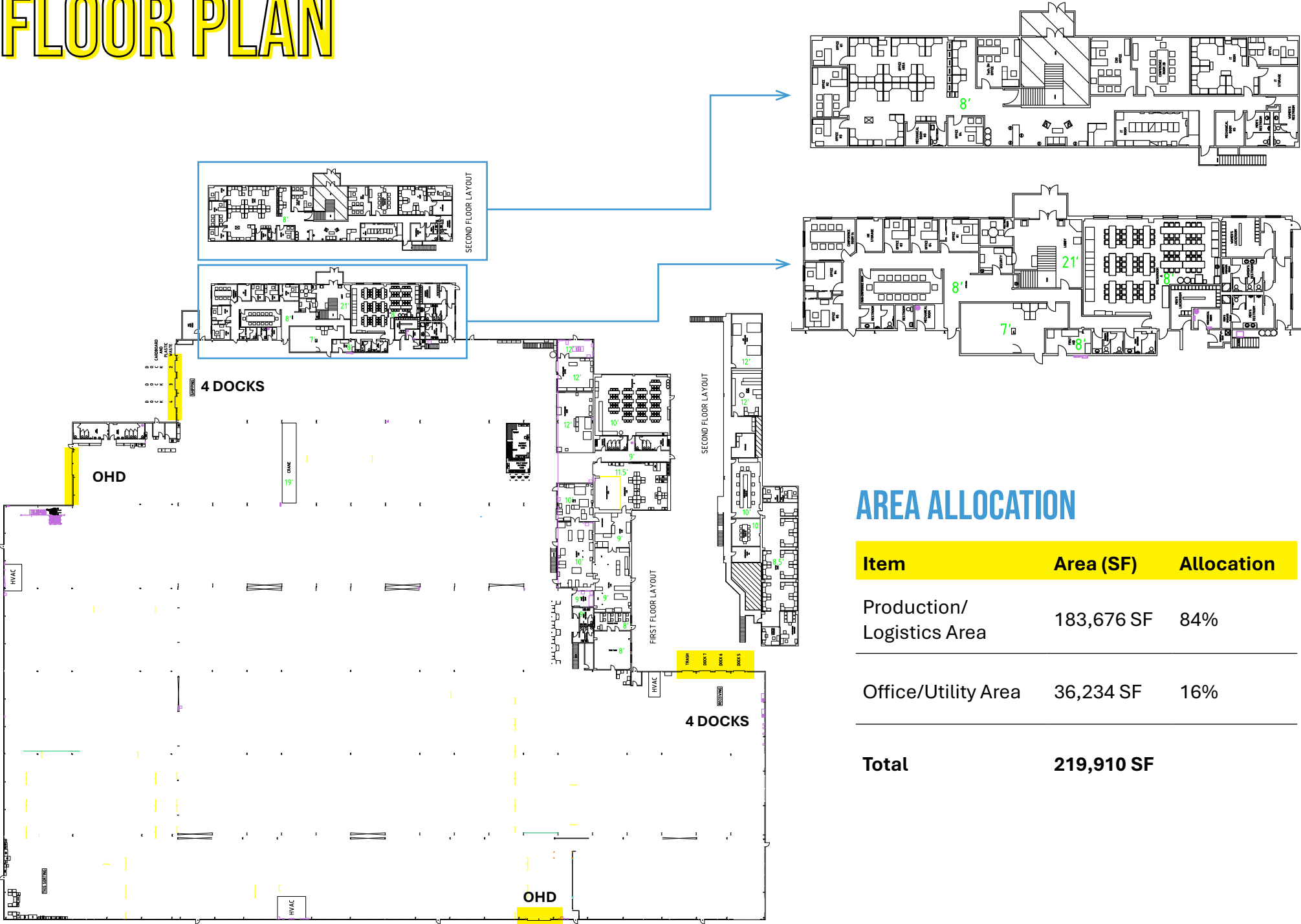
Mike Valant
Managing Director
248.357.6568
mike.valant@nmrk.com

Matt Kiger
Director
317.441.8193
matt.kiger@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FLOOR PLAN



AREA ALLOCATION

Item	Area (SF)	Allocation
Production/ Logistics Area	183,676 SF	84%
Office/Utility Area	36,234 SF	16%
Total	219,910 SF	

OVERVIEW

CLEAN, WELL-KEPT OWNER USER CORPORATE BUILDING

- ✓ 8 docks + 2 overhead doors with ramp access
- ✓ Compressor room (currently equipped with 3 Atlas Copco compressors — 2x GA55 91hp and 1x GA55 VSD 75hp) + 1 buffer tank
- ✓ Power for the plant managed through two switchgear rooms (480V, 3-phase in both)
- ✓ Large parking lot with additional 480V 3-phase power

Generator: Cummins QSB7-G5 NR3, 100kW diesel, Model DSGAA, with 310-gallon tank

IT infrastructure (IT server room):

- ✓ Redundant HVAC systems with humidity control
- ✓ Raised floor system for wiring and HVAC
- ✓ Room runs through a UPS (battery backup system)
- ✓ Connected to the generator in case of power outages
- ✓ Equipment in the IT server room:
 - ✓ Controller for building access (1 additional controller on the shop floor)
 - ✓ Cellular repeaters for Verizon and T-Mobile
 - ✓ Several switches and servers

Further IT equipment throughout the plant:

- ✓ Remote cabinets across plant and shop floor
- ✓ Three fiber lines into the building (Joink, Frontier, and Sparklight)
- ✓ Landlines connected to bonded T1 lines

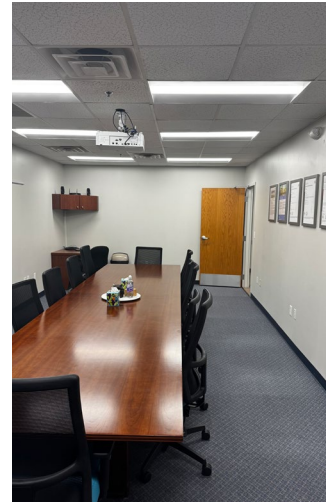
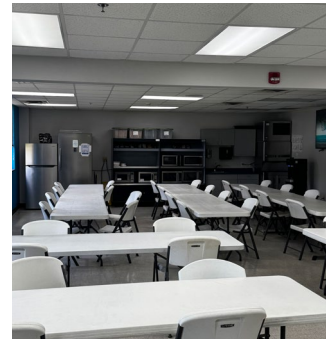
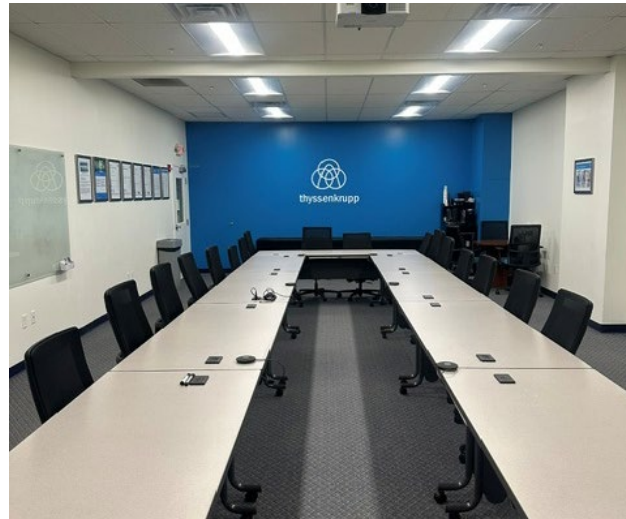
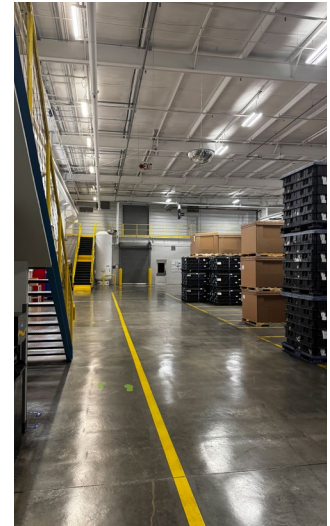
Access control: Badge and biometrics

Fire suppression systems:

- ✓ Report on main fire pump attached, with key system metrics
- ✓ HRC-125 fire suppression system for the server room, housed in the mechanical room adjacent to it

Building surveys:

- ✓ 2018 Survey
- ✓ 2024 NatCat risk assessment
- ✓ 2025 Environmental survey
- ✓ 2025 Loss prevention report



LOCATION



AERIAL



1597 E INDUSTRIAL DRIVE

TERRE HAUTE, IN



FOR MORE INFORMATION, PLEASE CONTACT:

J.P. Champine

Managing Director

313.622.3634

jp.champine@nmrk.com

Mike Valant

Managing Director

248.357.6568

mike.valant@nmrk.com

Matt Kiger

Director

317.441.8193

matt.kiger@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.