

For Sale Plaza North Warehouse 53,000SF

1452 Fort Harrison Road, Terre Haute, IN



53,000SF Warehouse

1452 Fort Harrison Road

Terre Haute, Indiana 47804



Property Overview



1452 Fort Harrison Road, Terre Haute, Indiana

OWNERSHIP	FEE SIMPLE
LOT SIZE	2.67 ACRES
BUILDING SIZE	53,000 SF
YEAR BUILT	1991
ZONING	C
PARKING SPACES	30
CLASS	B
TAXES	\$6,507 Annual (\$0.14 PSF)
COUNTY	VIGO

VERITAS REALTY is pleased to present the exclusive opportunity to acquire a 53,000 SF warehouse space with 1 dock and 5 overhead doors located adjacent to the Plaza North Shopping Center along Ft. Harrison Road on the North side of Terre Haute, Indiana. Terre Haute is located near the Illinois state line and approximately 1 hour from Indianapolis. Currently occupied month to month local storage operator.

AERIAL MAP



AERIAL NORTHWEST



MENARDS®

AMERICAN FREIGHT
FURNITURE - MATTRESS

SAV-A-LOT

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

BIG LOTS!



Ft. Harrison Road

Lafayette Ave



Terre Haute HIGHLIGHTS

Terre Haute

- Community located in West Central Indiana, just east of the Illinois border, sitting on the banks of the Wabash River
- 75 miles west of Indianapolis and within 185 miles of Chicago, St. Louis, Louisville, and Cincinnati
- Principal city of the Terre Haute Metropolitan Statistical Area (MSA), also known as the Wabash Valley, which has parts in both Indiana and Illinois
- 60,000 residents; one of the largest cities in Wabash Valley and known as the Queen City of the Wabash

ECONOMY

- Top industries are health care, educational services, and manufacturing
- Major employers include Union Hospital, Bemis Performance Packaging, UAP Bone & Joint Center, Terre Haute Regional Hospital, Hamilton Center Inc., and Ivy Tech Community College
- Revitalized with new downtown development, growing tourism assets, nationally-recognized facilities, and four higher education institutions: Indiana State University, Rose-Hulman Institute of Technology, and Ivy Tech Community College of Indiana
- Regional destination for outdoor recreation, sporting events, cultural attractions, family entertainment, and hospitality; over 1,900 hotel rooms with 75% of them within one mile of US 41 and I-70 interchange

DEVELOPMENTS

- **Terre Haute Convention Center** - New \$34 million, 41,000+ square feet convention center featuring a 13,000 square foot ballroom, a Larry Bird Museum, and 2 parking garages: one 458-space parking garage and a 294-space hotel garage; plans for completion in April 2022
- **The Mill Event Center and Amphitheater** - New amphitheater located on 64 acres of land that seats 6,000 people with plans to accommodate 12,000 in the next few years; opened June 2021
- **The Queen of Terre Haute** - 400,000 square foot casino building with 56,000 square feet of gaming space that includes 1,000 slots and 50 table games, as well as a 125-room hotel; the project is expected to create 500 jobs and generate \$190 million in annual economic impact; in planning



One of the Largest Cities in Wabash Valley



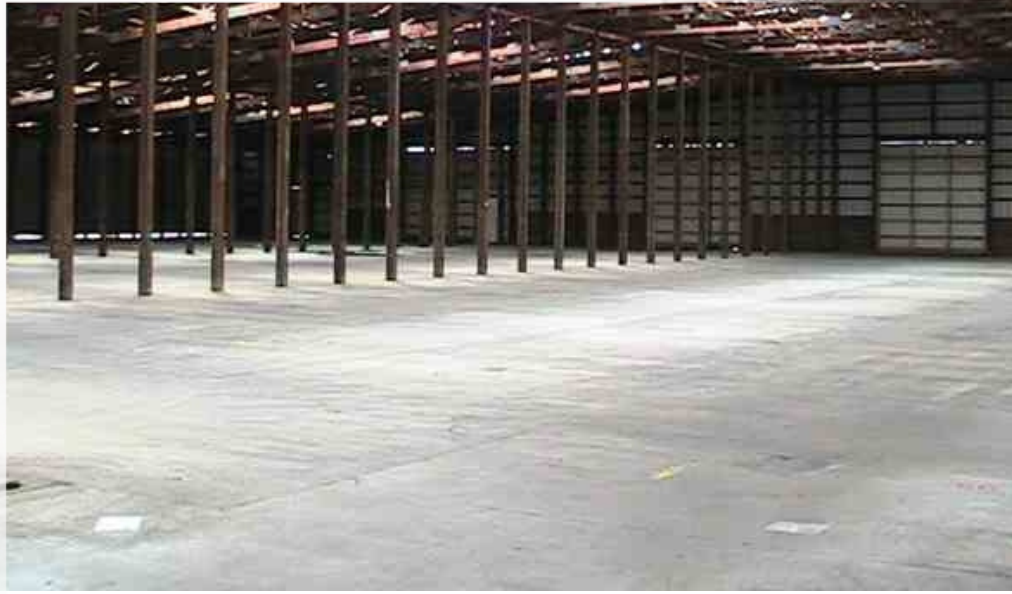
VIGO COUNTY COURTHOUSE



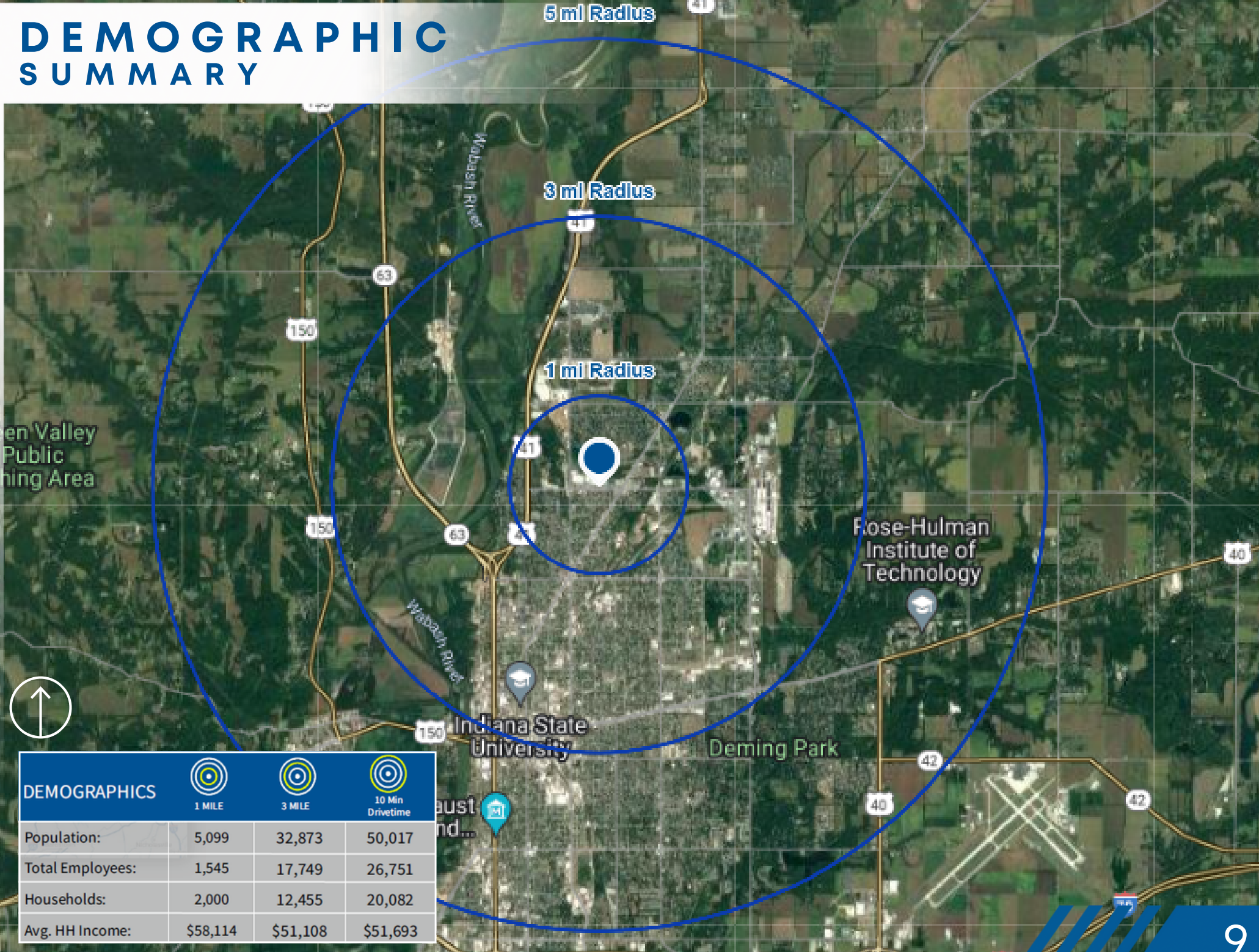
TERRE HAUTE CONVENTION CENTER RENDERING



PROPERTY PICTURES

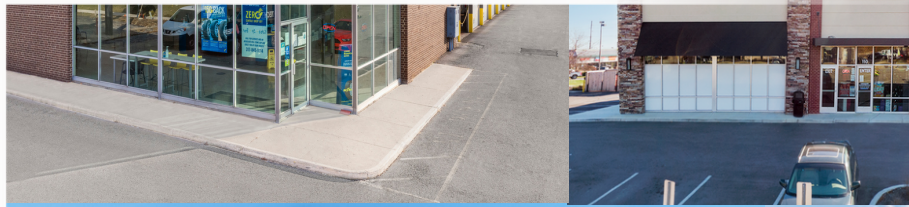


DEMOGRAPHIC SUMMARY



DEMOGRAPHICS	1 MILE	3 MILE	10 Min Drivetime
Population:	5,099	32,873	50,017
Total Employees:	1,545	17,749	26,751
Households:	2,000	12,455	20,082
Avg. HH Income:	\$58,114	\$51,108	\$51,693

VERITAS REALTY PROFILE



With a team of 14 hand-picked retail broker specialists plus a national affiliation with ChainLinks Retail Advisors of in excess of 750+ brokers, we deliver unparalleled local market knowledge and a national reach, backed by an in-house support team that delivers sophisticated analytics, mapping, and brochures.

We provide national reach with a boutique feel. Veritas Realty is recognized as one of the leading, full service independent retail and medical real estate firms in the country.

Our clients include national and local retailers, restaurants and healthcare providers, as well as developers, institutions and private investors. We are dynamic, decisive and disciplined.



CONFIDENTIALITY AGREEMENT

The image shows the exterior of a Veritas Realty building. The name 'VERITAS REALTY' is mounted on a dark wood-paneled wall in large, blue, three-dimensional block letters. Below the sign is a glass entrance with a door. A small sign on the door reads 'MASK REQUIRED'. The overall scene is dimly lit, suggesting an evening or overcast day.

VERITAS REALTY

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