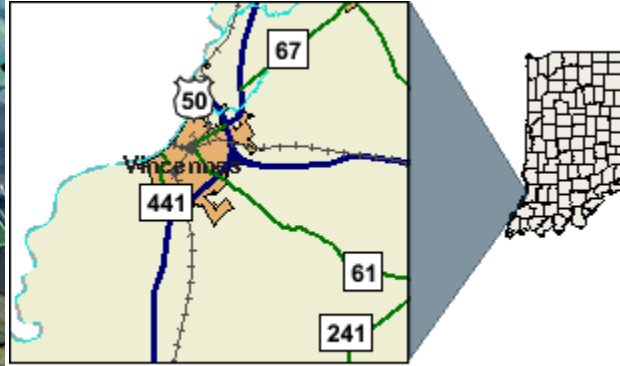


Highway 41 Industrial Site

US 41 Vincennes, IN 47591



Location

Street Address	US 41
City	Vincennes
County	Knox
Township	
State	IN
Zip Code	47591
Type	Site Only

Site Details

Site

Maximum Acres Available	218
Total Acres Available	218
Within city/town limits	Yes
Located in Industrial Park	Yes
Platted Lot in Industrial Park	Yes
Name of Industrial Park	Highway 41 Industrial Park
ALTA Land Survey	Yes
Phase I Environmental Report	Yes

Building

Current Major Tenants	FIA
Building Type	Distribution
Building Environment	Downtown - Commercial

Sale/Leasing

Ownership	Private
Divisible/Subdivisible	Yes
For Sale	Yes
For Lease	Yes
Lease Type	Negotiable

Jurisdiction

Zoning Code/Description	Heavy Industrial
Current Land Use	Manufacturing
Tax Increment Financing Area (TIF)	Yes

Utility

Electric Power Provider	WinEnergy
Electric Service at Property	Yes
Typical Voltage Available	125
Phases Available	3

Transportation

Interstate Route Number	64
Distance to Nearest Interstate (Miles)	45
Federal/State Highway Number	41
Name of Commercial/International Airport	Evansville Regional
Distance to Commercial Airport (Miles)	45
Rail Access On Site	Yes
Rail Service Provider	CSX
Name of Port	Evansville
Distance to Nearest Port (Miles)	41
Name and Location of Terminal	Evansville
Distance to nearest Container Terminal (Miles)	41
Name and Location of Terminal	Evansville
Distance to nearest Transflo Terminal (Miles)	41

Owner

Owner Company	Knox County Development Corp
Owner Address	1101 N 3rd St
Owner City	Vincennes
Owner State	IN
Owner Zip Code	47591
Owner Phone	812-886-6993
Owner Fax	812-886-0888
Owner E-Mail	garygentry@kcfdc.com

Dual Feed Service Available	Yes
Natural Gas Service Provider	Vectren
Natural Gas Service at Property	Yes
Water Provider	Vincennes City
Water Service at Property	Yes
Water Main Size (Inches)	12
Sanitary Sewer Service Provider	Vincennes Sewer Company
Sanitary Sewer Service at Site	Yes
Sewer Main Size (Inches)	12
Telecommunications Service Provider	Ameritech Fiber Optics
Telecommunications at Property	Yes

Contact Information

Gary Gentry

Company	Knox County Development Corp.
Address	1101 North 3rd Street PO Box 701
City	Vincennes
State	IN
Zipcode	47591
Email	garygentry@charter.net

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