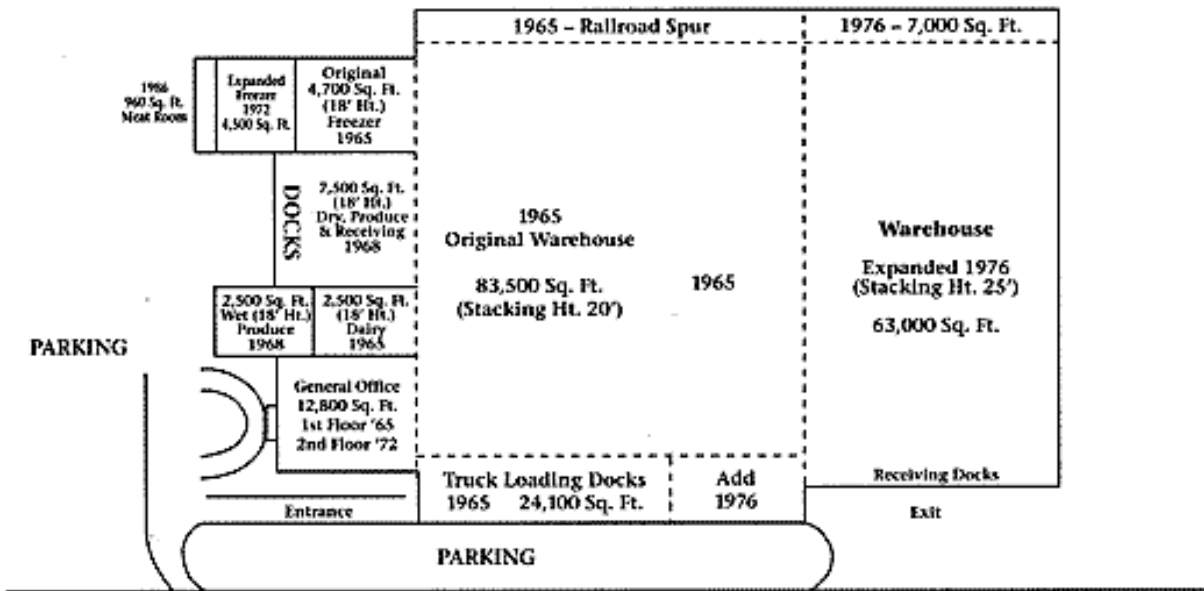




WAREHOUSE OVERVIEW



R
A
M
S
E
Y

R
O
A
D

E. BIERHAUS & SONS, INC.
 302 Ramsey Road
 P.O. Box 538
 Vincennes, IN 47591
 (812) 882-0990

Maintenance
 Garage
 5,000 Sq. Ft.
 1976

**Total Square Feet in Warehouse Facility
 (including office area and maintenance garage)
 is 218,060. Five acres under roof.
 7,500 Square Yards of Pavement**

Specifications:

- Total square feet: 218,060
- Warehouse area: 177,600 square feet
- Office Area- 12,800 square feet (two floors, air conditioned)
- Cooler: 12,500 square feet
- Detached maintenance building: 5,000 square feet
- Heating: two natural gas air rotation units
- Zoning: Industrial
- Rail: CCX interior rail spur
- Year constructed: 1965-1976
- Use: warehouse distribution
- Ceiling Height: 83,500 square feet- 20' stacking height 63,000 square feet -25' stacking height
- Truck Loading Docks Twenty-two inside loading docks Eleven outside loading docks
- Lot Size: Twenty-five acres
- Pavement: 7,500 square yards
- Construction: Block and steel
- Ceiling height: 20' to 25'
- Bay size: 34' x 34'
- Sprinkler: Wet
- Utilities:
 - Electricity: Duke Energy, 1200 amp 277/480V and 1600 amp 120/208V
 - Natural Gas: VECTREN
 - Water: Vincennes City Water
 - Sewer: Currently on septic (Vincennes City Sewer available)
- Available Equipment: Electric forklifts and picking equipment.

Information provided by:



1101 North 3rd Street • P.O. Box 701 • Vincennes, Indiana 47591
Gary L. Gentry, President • Phone 812-886-6993 • Fax 812-886-0888
Email garygentry@kcdc.com • *Website* www.kcdc.com