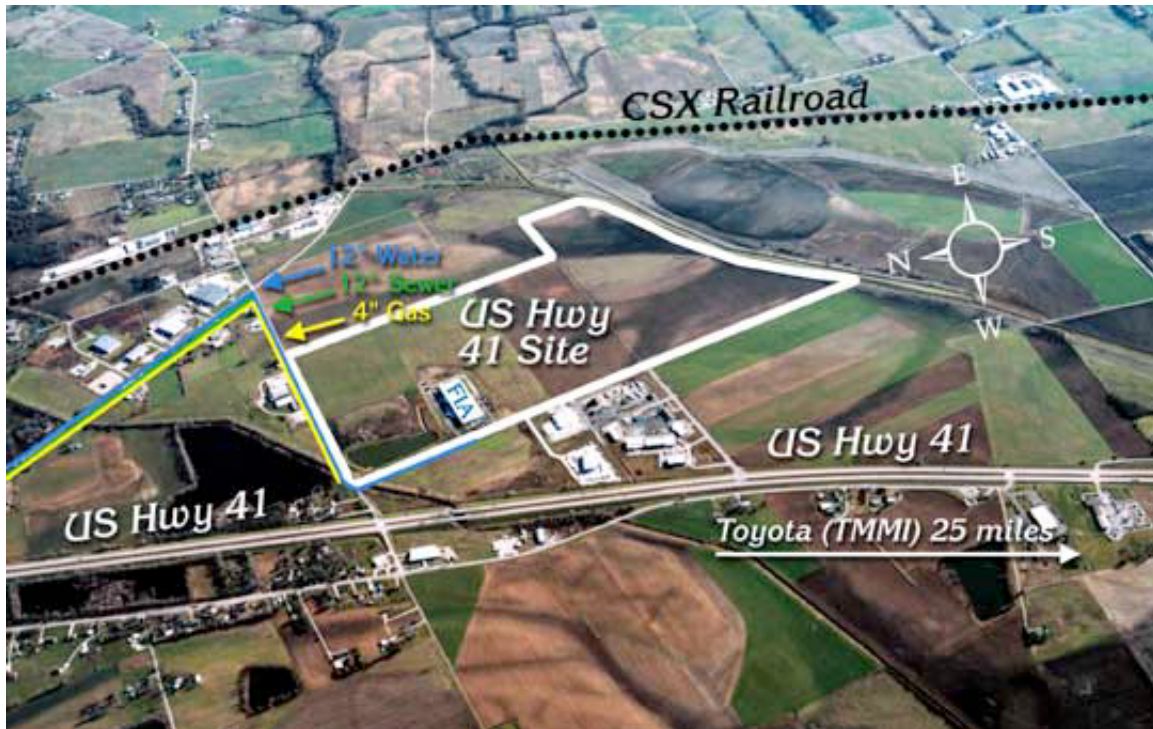


Highway 41 Industrial Site – Vincennes, IN



Location

Site is situated near US 41 in Knox County at Vincennes, Indiana.
Site Size 218 acres are available.
Site is zoned I-2, heavy industrial.
Will subdivide.

Transportation

Air - Evansville Dress Regional Airport is 45 miles south off US 41.
Rail - CSX Transportation's main north-south line is adjacent to the property.
Highway - US Highway 41 is .2 mile via county road (24 ft. with shoulders).
US 41 is an Interstate connector and limited access 4-lane highway.
US 41 is approximately 59 miles south of I-70 and 45 miles north of I-64.
Site is within 4 1/2 hours of Chicago, Illinois. Travel via 41 takes you directly to Chicago.

Land Pricing

\$20,000 per acre (project dependent) Call for incentive formula. Capital investment + quality of job creation are credited against purchasing price... Qualifying projects may qualify for free land.



1101 North 3rd Street • P.O. Box 701 • Vincennes, IN 47591
Phone 812.886.6993 Fax 812.886.0888
www.kcdc.com info@kcdc.com

Highway 41 Industrial Site – Vincennes, IN

Soil

Based on Phase I assessment, site has low risk of any contamination of hazardous substances and petroleum products. No portions of site are identified as wetlands. Soil on site is loose clayey sand to a depth of 1 1/2 to 6 feet. Site is generally underlain by sand to a depth of 20 feet.

Utilities

Water - Vincennes City Water Company with 12" main located on the northeast corner of site.

Sewer - Vincennes Sewer Company with 12" main located on the northeast corner of the site.

Electricity - WinEnergy with 12.5kV three-phase electric line on the site.

Natural Gas - Vectren with 4 inch high pressure gas.

Communications - Ameritech Fiber Optics

Please note: KCDC maintains a database of industrial properties currently available in the area as a service to its clients. This material is provided solely for informational purposes. Most of the information has been supplied by parties considered to be reliable, although some has been supplied by third parties. KCDC makes no warranty as to the accuracy of the information.



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