



Bierhaus Warehouse Property

302 Ramsey Road - Vincennes, IN 47591

Specifications:

Total square feet: 218,060 - 20,257.77 square meters
(including office and maintenance- Garage)

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-xve acres - 10.12 hectares

Pavement: 7,500 square yards

Construction: Block and steel

Ceiling height: 20' to 25'

Bay size: 34' x 34'

Sprinkler: Wet

Utilities:

Electricity: Cinergy/PSI, 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 available



102 N 3rd St., PO Box 701, Vincennes, IN 47591

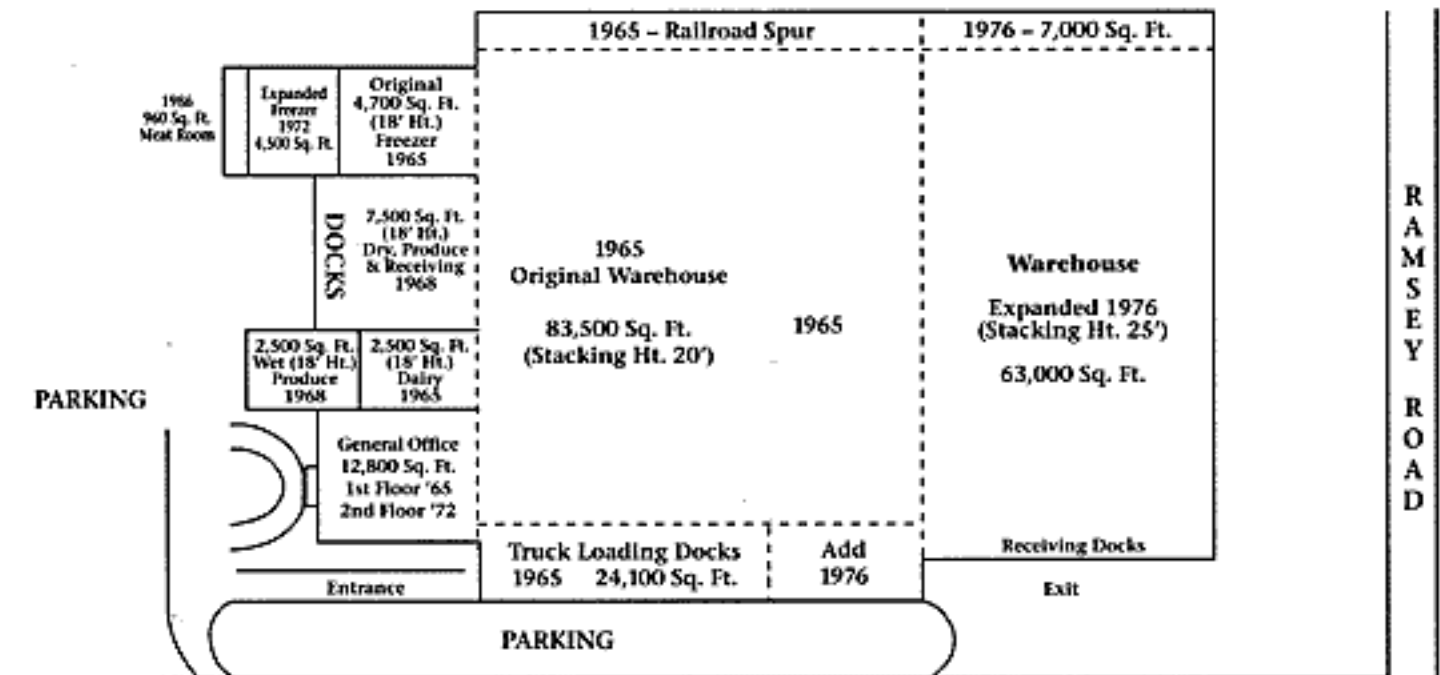
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WAREHOUSE OVERVIEW



E. BIERHAUS & SONS, INC.
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 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**