



## US 41 Industrial Site - Vincennes, Indiana

### 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

\$10,500 per acre. Negotiable.

### 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



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