

Frontenac, LLC

Terre Haute, Indiana

Location

Frontenac, LLC is one of three buildings located in the privately owned Jadcore Industrial Complex which is within Terre Haute's corporate limits. Part of the Phase I Economic Development Area, Frontenac is positioned in a Tax Increment Financing (TIF) area.

Site/Building Size

At 197,800 square-feet, Frontenac was constructed in 2004. Positioned on 11 acres the building features 24 dock-high doors (9'w x 10'h) with shelters, levelers, lights and trailer restraint devices; 2 drive-in doors (12'w x 14'h); clear 24-foot ceiling height. Walls are pre-cast concrete with 8.5-inch thick foam core insulation; flooring is six-inch wire fiber reinforced concrete; and column spacing is 40-feet x 48-feet.

The Frontenac office space is Heated & Air Conditioned and includes two-offices, one-conference room, three-bullpen work areas as well as a break room and two-restrooms. The warehouse is Heat only and includes two-restrooms.

The Frontenac site is served by a Short Line through Indiana Railroad.

Zoning

M-2 Heavy Industry

Sale/Lease

Negotiable Lease (Triple-Net)

Access

Located less than five-mile from Interstate Highway 70 and U.S. Highway 41. The Terre Haute International Airport is the nearest commercial airport at six-mile distance. Its 9020-foot runway (the third longest runway in the State of Indiana) can accommodate most any size aircraft. Indianapolis International Airport is the nearest passenger airport at 65-miles, east.

Infrastructure

Power— provided by Duke-Energy at 277/480 KV, 3-phase, Panel Amps 800



Water— provided through Indiana American Water Company, main is two-inches with fire at 8-inches.

Sewer— main is six-inches and provided by the City of Terre Haute

Natural Gas— site is served by a four-inch main serviced by Vectren Inc.

Communications— Verizon; Time Warner Cable; JOINK

Transportation

Rail— Terre Haute is well served by rail with CSX Transportation being the primary carrier. Indiana Rail Road is a regional carrier that enjoys a close working relationship with CSXT.

Highway— Interstate Highway 70; U.S. Highways 40, 41, 150; State Roads 42, 46, 63

Truck Service— Terre Haute is served by 52 over-the-road truck lines, 12 have terminals in the city.

Air— Terre Haute International Airport; Indianapolis International Airport

Ports— Indiana's three ports are accessible by rail and highway to/from Terre Haute, Indiana. The Burns Harbor Portage is located in the northwest corner of the state, and Jeffersonville and Mount Vernon Portage's are located in the southern corners of the state.

Contact Information

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