

Modena, LLC

Terre Haute, Indiana

Location

Modena, LLC is positioned in a Tax Increment Financing (TIF) area. As part of the Jadcore Industrial Complex, Modena's location assures business and industry ready access to global and domestic suppliers and markets.

Site/Building Size

The site is 9-acres and features a 100,800 square-foot facility constructed in 2000. Other site features include an on-site trailer parking and an asphalt parking lot for 150 vehicles. Adjacent 30-acres are available to the site.

The Modena building offers a clear ceiling height of 24-feet; 10 dock-high doors (9'w x 10'h) with shelters, levelers, lights and trailer restraint devices; 2 drive-in doors. Concrete wall panels (7.25-inches thick) were poured onsite; flooring is six-inch wire fiber reinforced concrete; and column spacing is 46-feet x 30-feet.

The Modena building is Heated & Air Conditioned and includes two-offices.

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 120/280 KV, 3-phase, Panel Amps 400

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



Sewer— main is 8-inches and service is provided by the City of Terre Haute

Natural Gas— site is served by a two-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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