

# Vigo County Industrial Park II

## Terre Haute, Indiana

### Location

The Vigo County Industrial Park II (VCIP II) formerly known as Pfizer-Terre Haute, is approximately six-miles south of Interstate Highway 70 off U.S. Highway 41. The park is adjacent north of the 1,500-acre VCIP I.

### Site/Building Size

Vigo County Industrial Park II is a total of 845-acres with an estimated 770 greenfield acres.

The site includes three buildings— Building 1250 (constructed in 1999), Building 1249 (an addition to 1250 constructed in 2007). Building features include USP Purified Water, Clean Steam, Plant/Process Vacuum and -20 C Freezer Storage. There is a clean room designed to Class ISO 8. Building 1290 (an unfinished 72,000 square-foot all-weather sealed shell constructed in 2007) was designed to support Buildings 1250 and 1249. All three buildings are expandable.

Building 606 is a premium laboratory at 16,500 square-feet and is positioned in 16-acres.

### Lease/Sale

Sale

### Zoning

M-2 Heavy Industry

### Access

Direct access to the Vigo County Industrial Park II is via Dallas Road. The VCIP II is located approximately six-miles south of Interstate Highway 70 (and the City of Terre Haute) and one-mile west of U.S. Highway 41 in southern Vigo County. There is an active CSX railroad spur on the site that serves both the VCIP II and the VCIP I.

### Infrastructure

**Power**—provided through a substation owned by Danisco Sweeteners and powered by Duke Energy. Power lines run along Carlisle Road and Dallas Road.

**Water**— well fields are located on site and supplied by the Wabash River Aquifer. An alternative supplier of water would be the Indiana American Water



*This multipurpose manufacturing plant site is strategically located in the Midwest and within a one day drive of 70% of the United States population.*

**Sewer**— provided by the City of Terre Haute.

**Natural Gas**— Vectren could be the provider however, the site is served by steam heat provided by Danisco Sweeteners. The VCIP II is also equidistant between two interstate gas transmission lines, Texas Gas Transmission and Midwestern Gas Transmission.

**Communications**—through Verizon with digital pair gain system fiber optic: T-1.

### Transportation

**Rail**— CSX Transportation;

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

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

**Air**— Terre Haute International Airport, 16-miles northeast from the VCIP; Indianapolis International Airport is 75-miles, east.

**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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