

FOR SALE

WOODBURN GRAPHICS

510 OHIO STREET, 25 S. 6TH STREET & 33 S. 6TH STREET
TERRE HAUTE, INDIANA



REDEVELOPMENT OR CONVERSION OPPORTUNITY

**IDEAL SITE FOR INDUSTRIAL/FLEX, OFFICE/RETAIL, BOUTIQUE HOTEL,
OR MULTI-FAMILY**

INVESTMENT HIGHLIGHTS



- Redevelopment Opportunity of former Printing Plant built in 1902
- Growing University town – 1.5 Hours west of Indianapolis
- Ideal Window Lines with 12-20' ceilings throughout
- Wood Post & Beam Construction
- Historic Tax District/TIF District/Stacking Funds/Opportunity Zone
- 2 Blocks south of Indiana State University Campus
- Currently Industrial Loft Space- Ideal for Industrial/Flex, Office/ Retail, Boutique Hotel or Loft Apartments – potential for sun exposure on all 4 sides
- Potential below-grade parking in full basement of 510 Ohio
- **INVESTMENT SUMMARY**
 - Size: 55,491 GBA
 - Site: ±0.63 Acres
 - Price: \$1,000,000 (\$18/SF)

PROPERTY FEATURES

- Original Hardwood Floors
- Tin Ceilings
- Exposed Wood Beams
- Exposed Brick Walls
- Potential for Windows on all 4 sides with tear-down of ancillary structures
- 3-Phase Electric Service



BUILDING PLAN



510 E Ohio Street

35,076 SF with Potential Basement
Parking – 13,348 SF

25 S 6th Street

10,044 SF

33 S 6th Street

4,195 SF

Tear-Down – (3) 1 & 2 Story Buildings

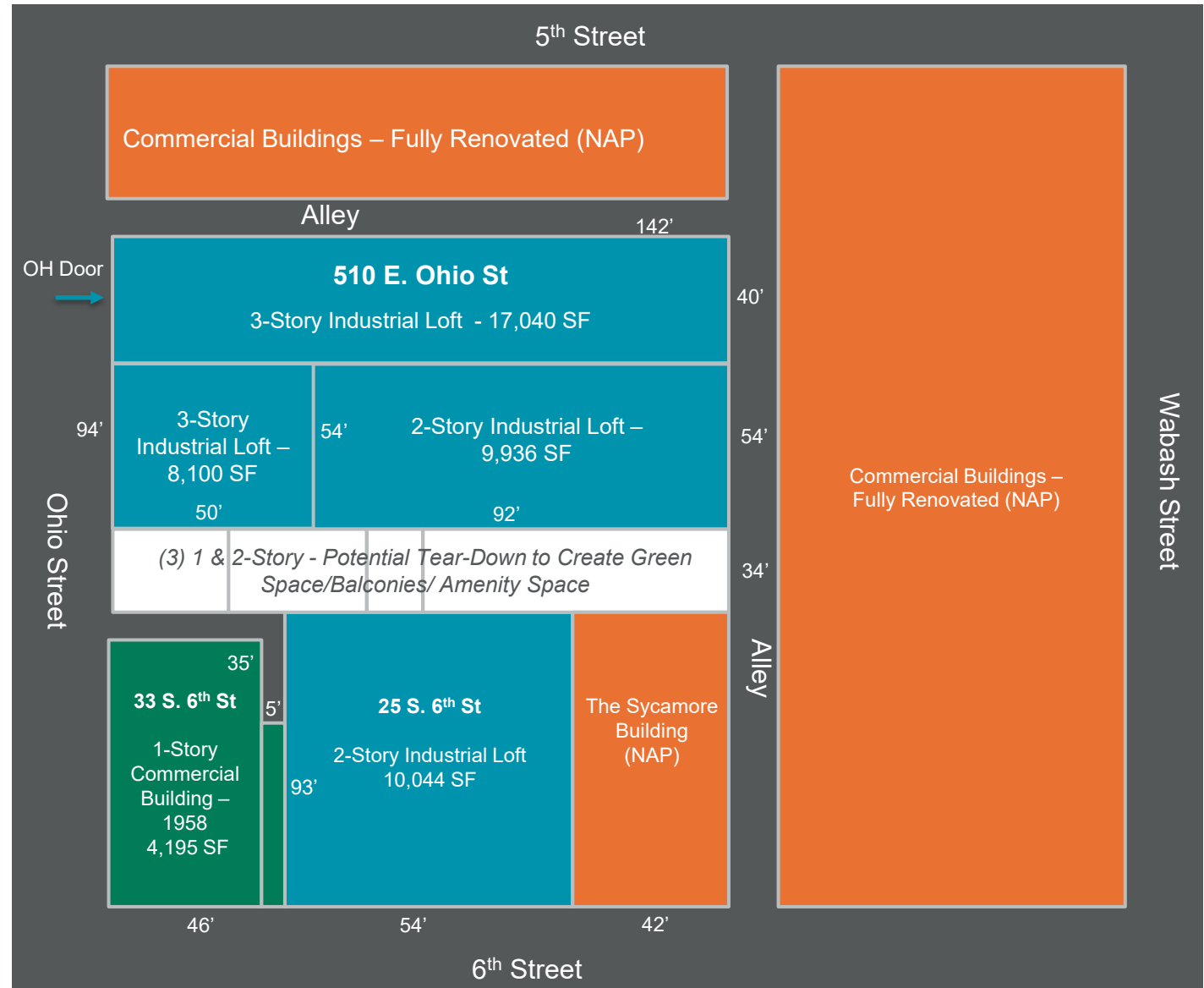
6,176 SF

Total Subject Property

55,491 SF

Total Land Area

0.63 ± Acres – 27,476 SF



AERIAL MAP



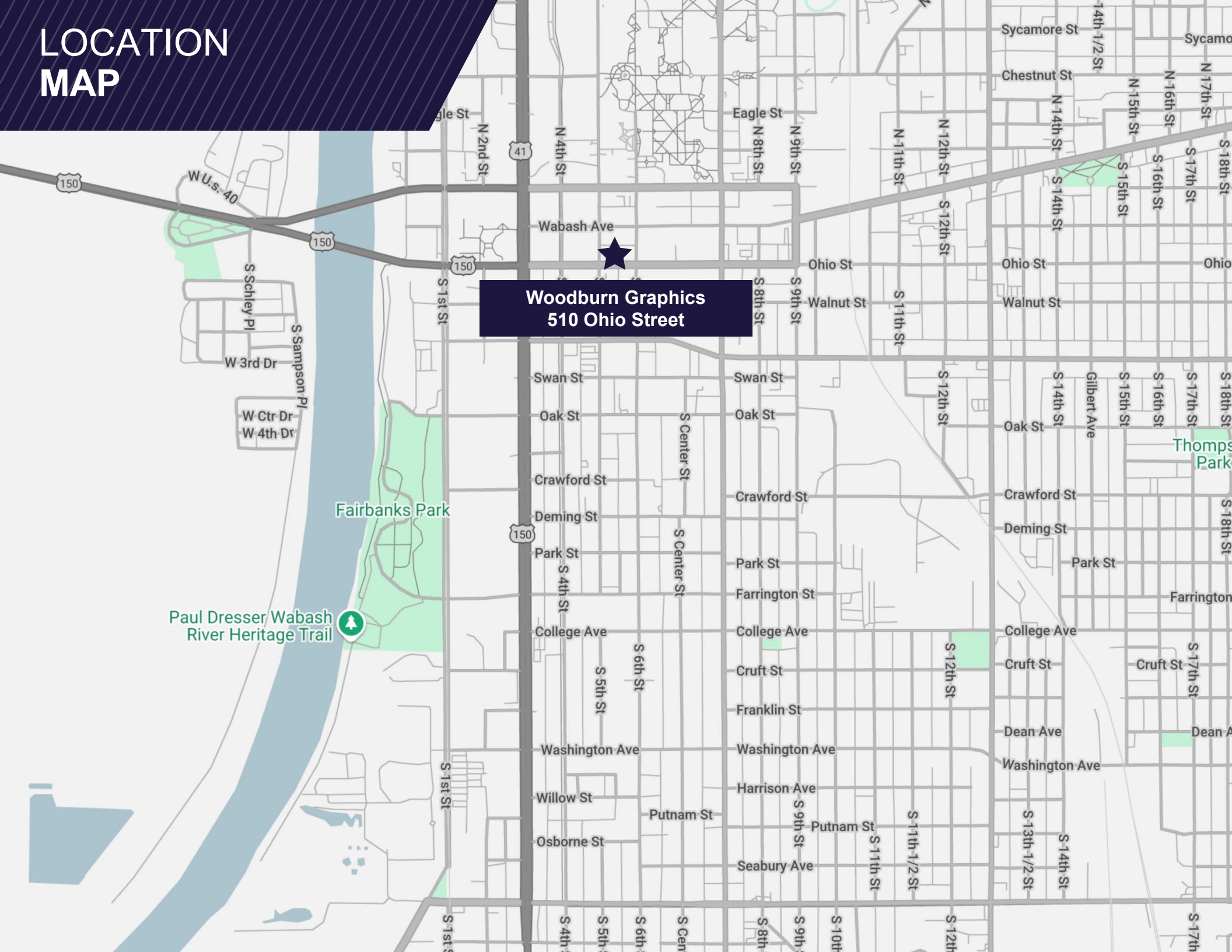
LOCAL AMENITIES

- Located at the center of Downtown Terre Haute in Vigo County, Indiana
- Two blocks south of Indiana State University campus
- Short walk to Wabash River and Wabashiki Fish & Wildlife Area
- In close proximity to Vigo County Courthouse & Hulman Center
- 2.5 miles north of Interstate 70; 1 Hour, 20 Minutes from Indianapolis

• 3-Mile Demographics:

Population	51,705
Average HH Income	\$61,725
Labor Force	42,178

LOCATION MAP



SITE POTENTIAL



Image of Commercial Building on the NW c/o 6th Street & Ohio Street – Potential for Restaurant or Retail



Image of Potential Tear-Down between buildings to create inner courtyard for parking, balconies, greenspace

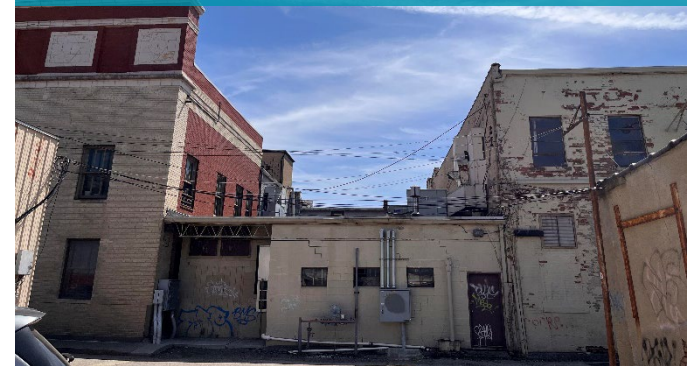
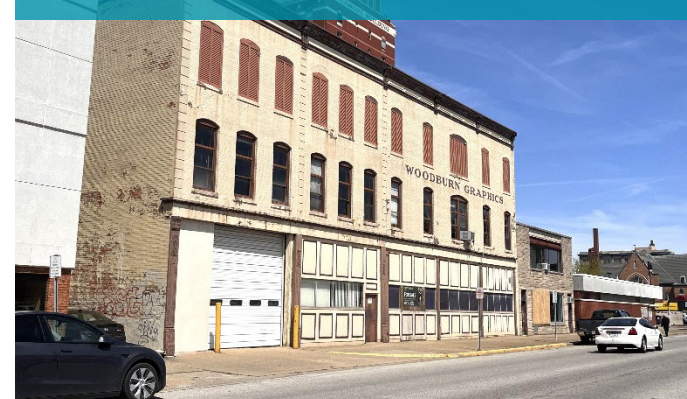
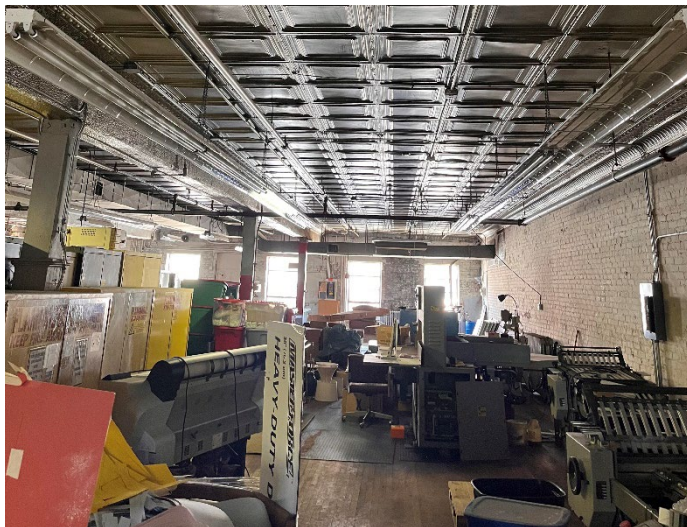
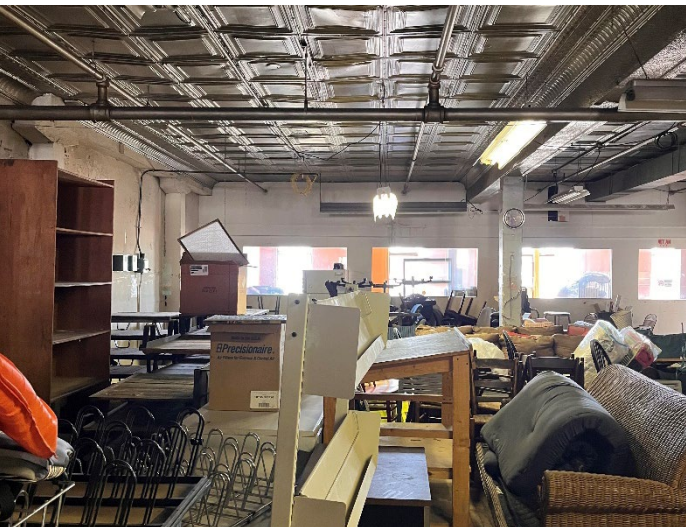


Image of Overhead Door Access to Potential Basement Parking



PROPERTY PHOTOS



For more Information, please contact:

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