

# US 41 Industrial Park

Property Report (US 41 Industrial Park)



Property Details	
Site/Building Name	US 41 Industrial Park
Street Address	US-41 SOUTH OF VINCENNES
City	Vincennes
County	Knox County
Zip Code	47591
Type of space	Heavy Mfg, Industrial, Light Mfg
Min Size	9.5 acres
Max Size	53.1 acres
Last Updated	4/28/2017

Contact Information	
Company	Knox County Development Corporation
Contact Name	Kent Utt
Address	1101 N. 3rd Street
City	Vincennes
State	Indiana
Phone	812-886-6993
Cell	812-890-7443
Email	<a href="mailto:kentutt@kcdc.com">kentutt@kcdc.com</a>
Website	<a href="http://kcdc.com">kcdc.com</a>



Availability	
For Sale	Yes
Sale Terms	\$20,000 per acre. Capital investment + quality of job creation are credited against purchasing price. Qualifying projects may qualify for free land.
Sale Price	\$20,000.00

Site Details	
Contiguous Acres Available for Development	53.1
Featured Site Description	Shovel Ready
Shovel Ready	Yes
Total Acres	53.1 acres
Zoning	I2 General Industrial (which includes Heavy Industrial)

Transportation	
Distance to Interstate	see below miles
Highway Description	<p>U.S. Route 41, also U.S. Highway 41, is a 4 Lane North-South United States Highway that runs from Miami, Florida to the Upper Peninsula of Michigan. constructed in 1926 it is 2,000 miles (3,219 km) in length.</p> <p>Interstate 64 is located 36.5 miles to the South                      Interstate 70 is located 57 miles to the North                      Interstate 69 is located 25 miles to the East</p>
Nearby Highway	US-41
Distance to Nearest Highway	<1 miles
Nearest International Airport	Evansville Regional Airport
Distance to Nearest Airport	45 miles
Regional Airport Name	Lawrenceville-Vincennes Bi-State Airport Authority
Distance to Regional Airport	<10 miles
Distance to Rail	<1
Rail Provider	CSX
Closest Port	Mount Vernon, IN
Distance to Port	71 miles

Utilities	
Electric	Yes
Distance to Electric	on-site
Distance to Sub Station	300 yards
Substation Size	Split 20 MVA
Electric Provider	WIN Energy REMC
Electric Volts	69 KV Substation 7,200/12,470 Volts
Dual Feed	Yes
Natural Gas	Yes
Distance to Natural Gas	on site
Natural Gas Provider	VECTREN
Natural Gas Line Size	4
Sewer	Yes
Distance to Sewer	less than 150 feet
Sewer Provider	Vincennes Sewer Department

Sewer Line	12 inch Main
Waste Water Capacity	Unlimited
Water	Yes
Distance to Water	25 feet or less
Water Provider	Vincennes Water Department
Water Line	12 inch ductile iron Main
Water Main Pressure	70 PSI
Telecom	Yes
Telecom Provider	AT&T
Internet Connection	Yes

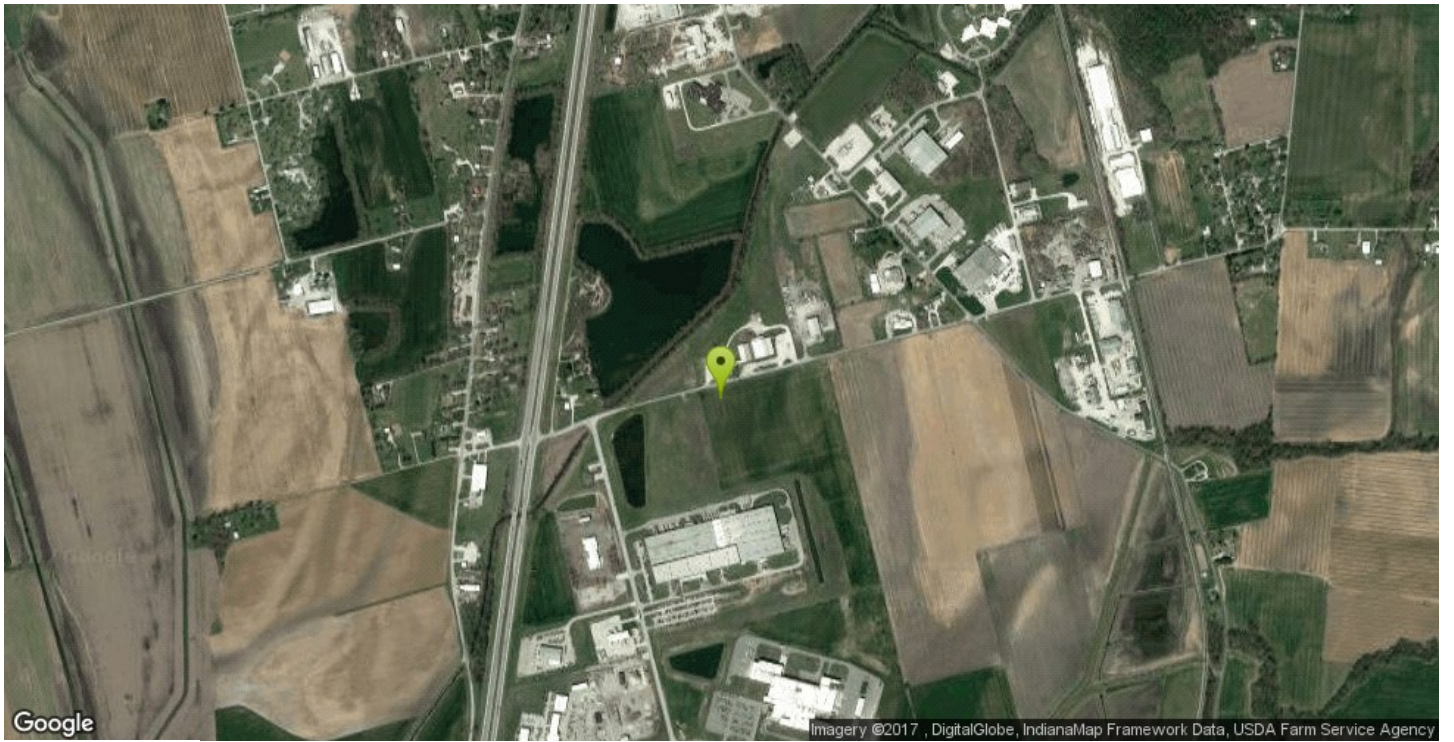
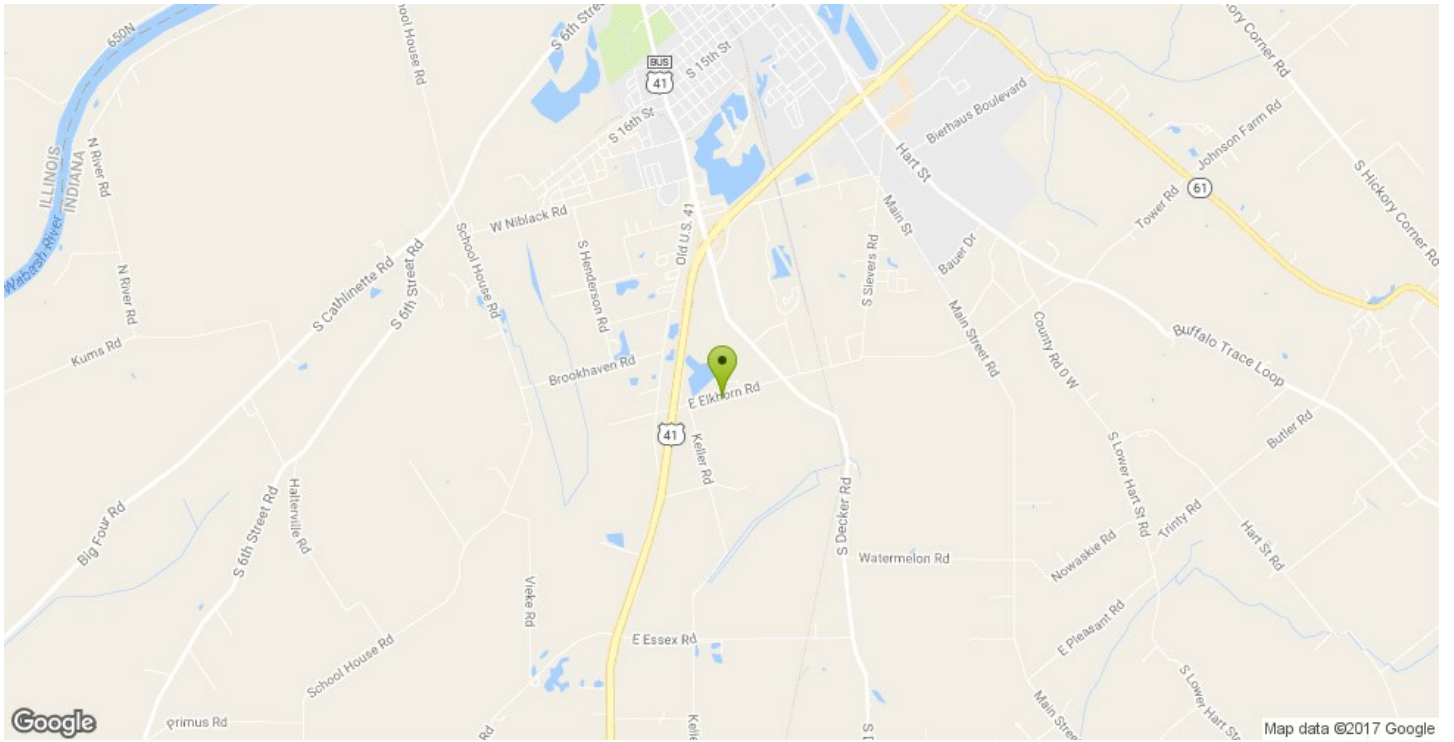
#### Description

\$20,000 per acre. Capital investment + quality of job creation are credited against purchasing price. Qualifying projects may qualify for free land.

#### Attachments

[Knox County US 41 Industrial Park - map.pdf](#)  
[Knox County Highlights - 4.7.2017.pdf](#)

US-41 SOUTH OF VINCENNES



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