



# DECATUR INDUSTRIAL PARK

62 ACRE PARCEL



## SITE INFORMATION

LOCATED ON THE SOUTH EDGE OF DECATUR

<b>ACREAGE</b>	62 - divisible
<b>CONTIGUOUS ACREAGE</b>	50.6
<b>ZONING</b>	I-1 Industrial
<b>SALE PRICE</b>	NEGOTIABLE

## LOGISTICS

LOCATED JUST 1/2 MILE OFF HIGHWAY 27 / 33 in DECATUR, IN

<b>IN-LAND PORT</b>	Port of Indiana - Burns Harbor - 155 miles
<b>FOREIGN TRADE ZONE</b>	Ft. Wayne International Airport - 17 miles
<b>COMMERCIAL AIRPORT</b>	Ft. Wayne International Airport - 17 miles
<b>RAIL LINE</b>	Rail Spur (short-line) - 1 mile
<b>INTERSTATE</b>	I-469 - 0.5 miles to 4 lane divided hwy then 14 miles
<b>INTERCHANGE</b>	I-469 Interchange - same as above

## UTILITIES

<b>WATER</b>	City of Decatur Utilities	Water line is at site 4.5" line
<b>SEWER</b>	City of Decatur Utilities	8" line at site
<b>ELECTRIC</b>	I & M	3 Phase
<b>GAS</b>	NIPSCO	3" line at site, 45 PSI
<b>COMMUNICATIONS</b>	CenturyLink	High Speed at site & Fiber available on demand

## SITE DESCRIPTION

62 Acres located on the south edge of Decatur. It is conveniently located just 0.5 mile off of US Highway 27 / 33, which is a 4 lane divided highway and 14 miles to I-469. Space is divisible. The site is Certified Site Ready. Property is owned by the City of Decatur. This is a new site with infrastructure in place with an access road. The Phase I site assesment has been completed with no issues as the site was previously farmland. At this time there are no structures / buildings or any site development limitations.

## CONTACT INFORMATION

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