

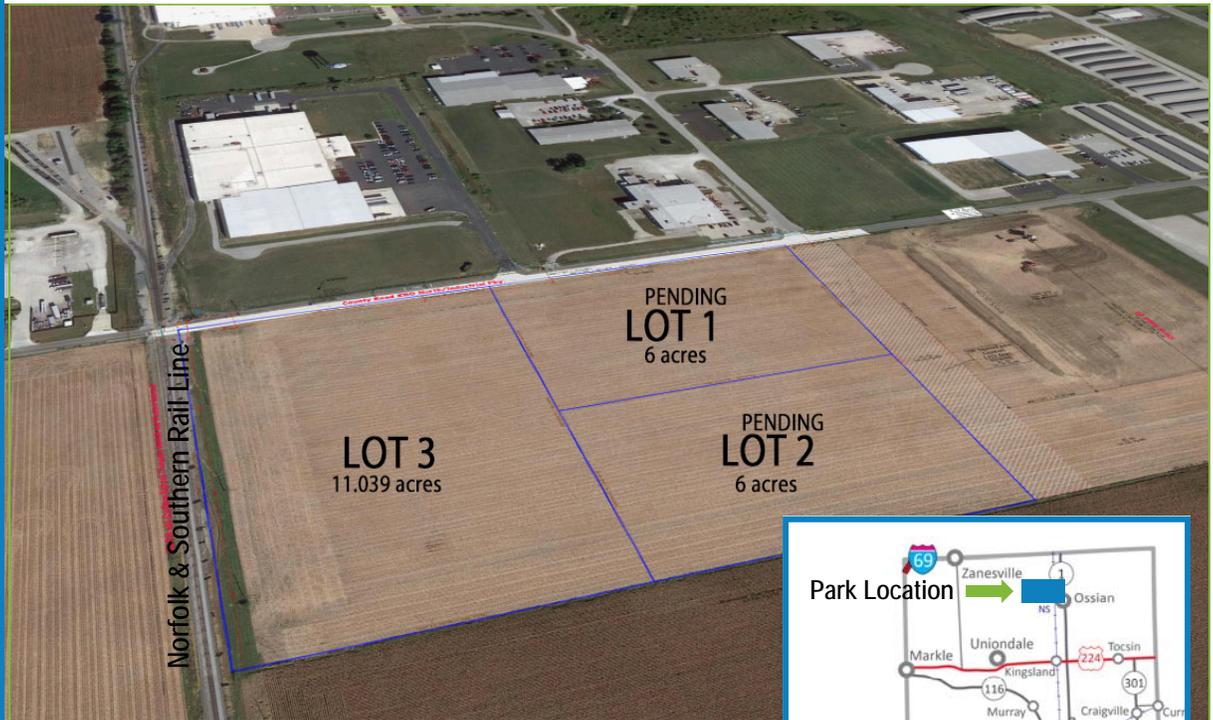
Industrial Land For Sale



WELLS COUNTY INDIANA ECONOMIC DEVELOPMENT "Where Ideas and Success Converge"

- 11.039 acre lot available
- Zoned industrial
- All utilities available
- Easy access to Interstate 69 and 469
- Norfolk & Southern Rail adjacent site
- Listed purchase price: \$440,000
- Shovel-Ready Certified
- Large & skilled labor force within 30-minute drive of site
- Stormwater controlled through master-plan design
- Foreign Trade Zone

Ossian Industrial Park, South - Ossian, Indiana



Wells County Economic Development

211 Water Street
Bluffton, IN 46714
(260) 824-0510

www.wellsedc.com

For additional information, please contact:

Chad Kline
ckline@wellsedc.com

(260) 302-6252 (cell)



WELLS COUNTY INDIANA
ECONOMIC DEVELOPMENT
"Where Ideas and Success Converge"

Ossian Industrial Park, South - Ossian, Indiana

ACCESSIBILITY	
Distance to Indianapolis	111 miles
Distance to Chicago	184 miles
Nearest Commercial Airport:	Fort Wayne International Airport Runways: 11,981 ft., 8,001 ft., 4,001 ft.— 10 miles
Nearest Commercial Airport with Daily International Flights	Detroit International Airport Romulus, MI - 166 miles
Nearest Deepwater Port	Toledo-Lucas County Port, Toledo, Ohio - 115 miles
Foreign Trade Zone Availability	Fort Wayne, Indiana



UTILITIES & RAIL CONTACTS
Norfolk & Southern Rail Corporation: Dayne E. Tate, Industrial Dev. Mgr. - (317) 580-0364
Northern Indiana Public Service Co. (gas): Cindy Admave, Economic Development - (219) 647-5649
Indiana Michigan Power Co. (electric): Ashley Savieo, Econ. & Business Dev. Dir. - (260) 408-3629
Town of Ossian (water, wastewater, stormwater): Crystal Chapman, Town Manager - (260) 622-4251

INCENTIVES
Indiana Economic Dev. Corporation
<ul style="list-style-type: none"> EDGE & HBI tax credits Headquarters Relocation Tax Credit R&D Tax Credit Venture Capital Investment Tax Credit Contact: Linda Fortner, NE Region Director (260) 469-4468
Wells County
<ul style="list-style-type: none"> CEDIT Tax Abatement for new construction or Equipment Contact: Chad Kline, Wells EDC Dir.
Town of Ossian
<ul style="list-style-type: none"> Tax Abatement for new construction or Equipment Contact: Chad Kline, Wells EDC Dir.

WORKFORCE DEVELOPMENT
Incumbent Workers: In-house training programs including industrial maintenance, CNC, PLC, Welding, Computers, Fluid Power
Indiana University-Purdue University: Engineering & Technical degree programs
Indiana Tech: Engineering & Technical degree programs
Ivy Tech Community College: Advanced Manufacturing, Food production, Industrial trade certifications

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