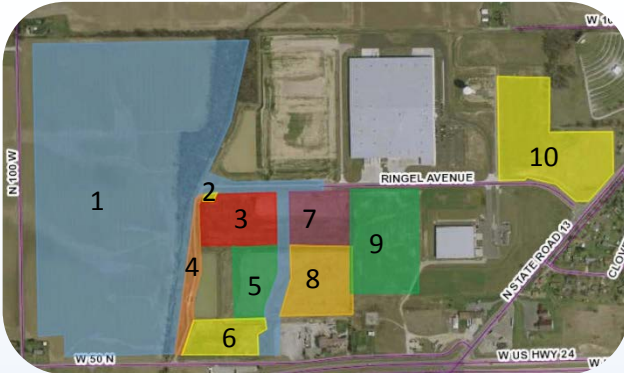




Available Property



Wabash NE Business Complex

242 Acres Greenfield
St Rd 13 & US 24
Wabash, IN 46992

Property Feature	Specifications
Acreage	242 Greenfield Acres total in complex
Section 1	91.25 acres
Section 3	6.46 acres
Section 4	2.5 acres
Section 5	4.75 acres
Section 6	4.14 acres
Section 7	5.6 acres
Section 8	7.63 acres
Section 9	10.41 acres
Section 10	14.43 acres
Shovel Ready	Prime (IN) – Documentation available upon request
Zoning	L-1 – Light Industry
Topography	Slight grade.
Soil Type	Soil information is available upon request.
Sale Price	\$20,000/acre
Description	The site is divided into various sized parcels from 4 – 91 acres. Sites are divisible.

TRANSPORTATION

System	Identifier	Distance
US Highway(s)	US-24	< 1 mile
State Highway(s)	SR-13	< 1 mile
Interstate(s)	I-69	29 miles
Airport	Fort Wayne International Airport	41 miles
Rail	Norfolk Southern	10 miles
In-Land Port	Port of Indiana – Burns Harbor	109 miles

UTILITIES

Utility	Provider	Specifications
Electric	Duke Energy	12.6 Kv Service, 69Kv available
Natural Gas	NIPSCO	6" main
Water	Indiana American Water	12" main on-site, 750,000 gallon tower in park
Sewer	City of Wabash	10" main on-site
Telephone/Data	Metronet	100 Mbps, 1 Gbps, 10 Gbps and higher available/ fiber optics on-site

Contact Keith Gillenwater for more information:

Phone: (260) 563-5258

Email: keith@growwabashcounty.com



Grow Wabash County
214 S Wabash St, Wabash, IN 46992
(260) 563-5258