



TRANSPORTATION

| System | Identifier | Distance |
|------------------|----------------------------------|------------|
| US Highway(s) | US-24 | 1 mile |
| State Highway(s) | SR-13 | 1 mile |
| Interstate(s) | I-69 | 29.4 Miles |
| Airport | Fort Wayne International Airport | 35.9 Miles |
| Rail | Norfolk Southern | Onsite |

UTILITIES

| Utility | Provider | Specifications |
|----------------|----------------------------|--|
| Electric | Duke Energy | 12Kv 3-phase |
| Natural Gas | NIPSCO | 4" HP main summer 2015 – but various usage can be accommodated |
| Water | North Manchester Municipal | 8-inch main |
| Sewer | North Manchester Municipal | 4-inch main 400,000 gallon tank |
| Telephone/Data | Metronet | Phone/T1/Fiber |

North Manchester Industrial Complex

150 Acre Greenfield
North Manchester, IN 46962

| Property Feature | Specifications |
|--------------------|--|
| Acreage | 150 Greenfield Acres |
| Section 1 | 53.61 acres |
| Section 2 | 0.66 acres |
| Section 3 | 0.94 acres |
| Section 4 | 6.63 acres |
| Section 5 | 4.86 acres |
| Section 6 | 4.87 acres |
| Section 7 | 5 acres |
| Section 8 | 5.26 acres |
| Section 9 | 8.58 acres |
| Section 10 | 12.06 acres |
| Section 11 | 6.55 acres |
| Zoning | Industrial-Two |
| Topography | Largely Flat |
| Soil Type | Soil information is available upon request. |
| Sale Price | \$20,000 / acre |
| Description | Section 1 consists of 5-10 acre tracts, ideal for smaller requirements. 50± acres are available in setion 1. |

Contact Keith Gillenwater, President & CEO at
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