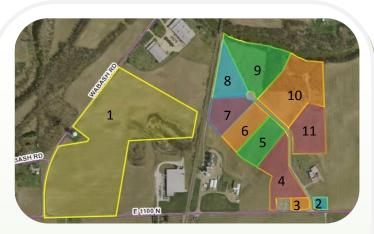


Available Property





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 Grow Wabash County for more information:

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