

Indiana Gateway Industrial Park

Property Report (Indiana Gateway Industrial Park)

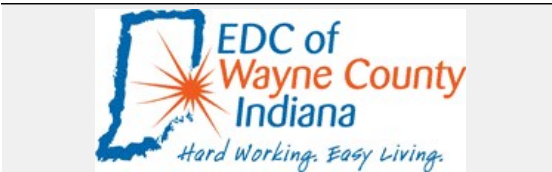


Property Details

Site/Building Name	Indiana Gateway Industrial Park
Street Address	State Road 1 & Interstate 70
City	Cambridge City
County	Wayne County
Zip Code	47327
Type of space	Industrial
Min Size	1 acres
Max Size	42 acres
Last Updated	2/6/2015

Contact Information

Company	Economic Development Corporation of Wayne County
Contact Name	Valerie Shaffer
Address	500 South A Street, Suite 2
City	Richmond
State	Indiana
Phone	765-983-4769
Fax	765-966-8956
Email	valerie@edcwc.com
Website	http://www.edcwc.com



Availability

Lease Type	public
For Sale	Yes
Sale Terms	Negotiable. Price is per acre.
Sale Price	\$12,000.00
Current Use	none

Building Details

Divisible	Yes
Current Tenant	Dot Foods, Sugar Creek Packing Company and Taconic
Former Tenant	Agricultural

Site Details

Contiguous Acres Available for Development	42, 37 and 17
Employee Parking	Yes
Featured Site Description	Shovel Ready
Industrial Park Name	Indiana Gateway Industrial Park
Phase 1	Yes
Phase 1 Environment Report	Yes
Shovel Ready	Yes
Soil Report	yes
Total Acres	96 acres
Zoning	M3 for heavy industry
Zoning Authority	Wayne County, owner

Transportation

Interstate Name	Interstate 70
Distance to Interstate	0.5 miles
Nearby Highway	State Road 1
Distance to Nearest Highway	0.5 miles
Nearest International Airport	Indianapolis International Airport
Distance to Nearest Airport	45 miles
Regional Airport Name	Connersville Airport
Distance to Regional Airport	10 miles
Public Transportation	No

Utilities

Electric	Yes
Distance to Electric	on site
Distance to Sub Station	3 miles
Electric Provider	Whitewater Valley REMC
Typical KVA	69
Power Phases	3
Dual Feed	Yes
Natural Gas	Yes
Distance to Natural Gas	on site
Natural Gas Provider	Vectren Energy Delivery
Natural Gas Line Size	6

Sewer	Yes
Distance to Sewer	on site
Sewer Provider	Wester Wayne Sanitary District
Sewer Line	12
Water	Yes
Distance to Water	on site
Water Provider	Cambridge City Water Works
Water Line	12
Water Main Pressure	65 PSI
Telecom	Yes
Distance to Telecom	on site
Telecom Provider	Parallax
Internet Connection	Yes
Distance to Internet	on site
ISP	Parallax
Internet Service Type	Fiber Optic

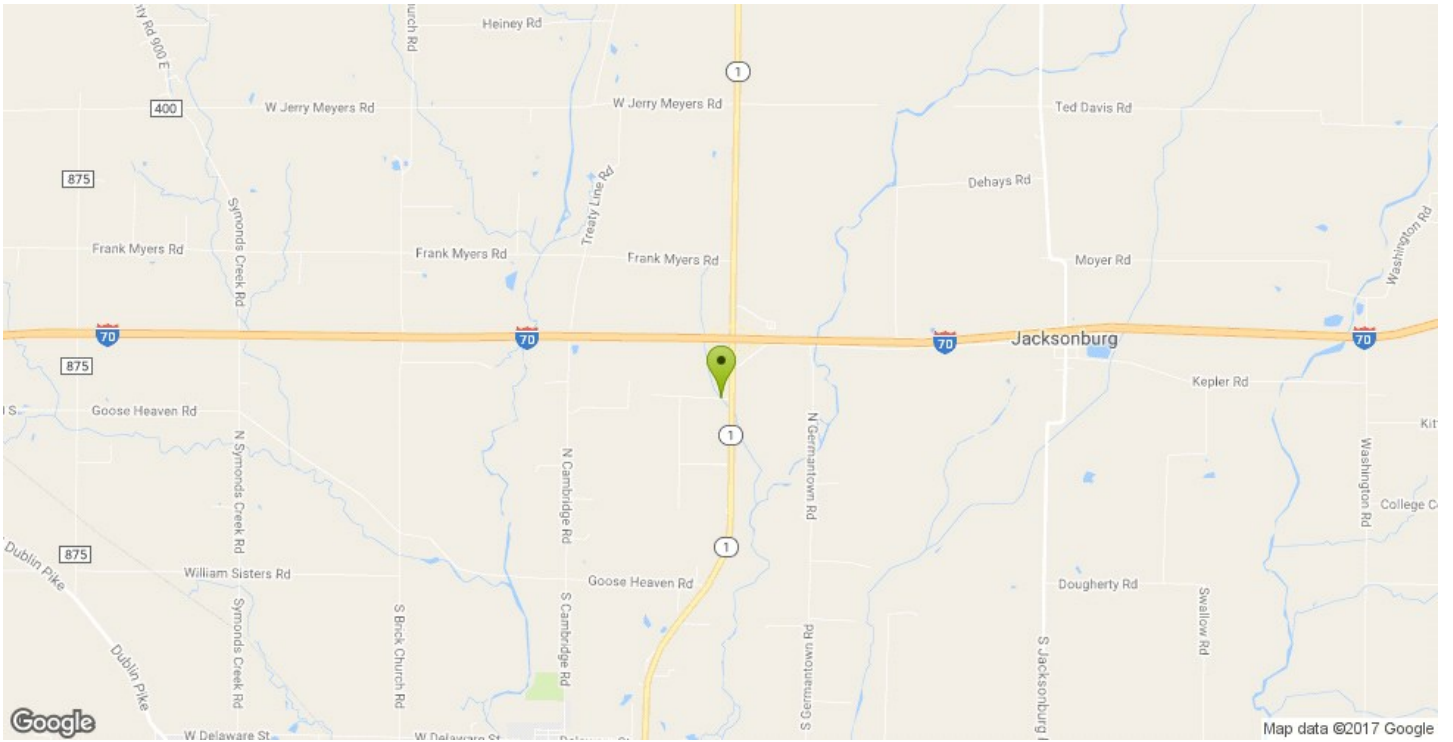
Other	
Ownership	Wayne County government
Tax District Name	Jackson Township
Tax District Number	County ID # 010
Property Tax	2.1512%
Tax Year	2016, Payable 2017

Incentives	
Tax Increment Financing Area (TIF)	Yes

Description
Only 3 lots remain in this 282 acre IEDC Shovel Ready Certified industrial park. Lot sizes are approximately 17, 37 and 42 acres. Current tenants include Taconic Farms, DOT Foods and Sugar Creek Packing Company. All lots can be sub divided to meet your exact needs.

Attachments
[Gateway Industrial Park Brochure.pdf](#)
[Vicinity Map with proximity to airports](#)

State Road 1 & Interstate 70



State Road 1 & Interstate 70

