

Irvine Site

Property Report (Irvine Site)



Property Details

Site/Building Name	Irvine Site
Street Address	County Road 400 South
City	New Castle
County	Henry County
Zip Code	47362
Type of space	Business Park, Light Mfg
Min Size	5 acres
Max Size	66 acres
Last Updated	9/23/2016

Contact Information

Company	New Castle Henry County Economic Development Corporation
Contact Name	Corey Murphy
Address	100 S. Main Street, Suite 203
City	New Castle
State	Indiana
Phone	765-521-7402
Cell	765-524-5762
Fax	765-521-7404
Email	cmurphy@nchcedc.org
Website	http://www.nchcedc.org



Availability

For Sale	Yes
Sale Terms	Asking price is \$15,000 per acre.
Sale Price	\$990,000.00
Total Size	65 acres
Current Use	Agriculture

Site Details

Alta Date	2008
Alta Survey	Yes
Contiguous Acres Available for Development	66
Featured Site Description	Shovel Ready
Flood Plain	No
Industrial Park Name	New Castle Henry County Industrial Park
Phase 1	Yes
Phase 1 Date	2008
Phase 1 Environment Report	Yes
Shovel Ready	Yes
Total Acres	66 acres
Zoning	Light
Zoning Authority	Henry County
Site Description	Flat

Transportation

Interstate Name	I-70
Distance to Interstate	2 miles
Highway Description	4 lane divided
Nearby Highway	SR 3
Distance to Nearest Highway	0.5 miles
Nearest International Airport	Indianapolis International Airport
Distance to Nearest Airport	60 miles
Regional Airport Name	New Castle Municipal Airport
Distance to Regional Airport	2 miles
Regional Airport Runway Length	4000 ft

Utilities

Electric	Yes
Distance to Electric	0.1
Distance to Sub Station	1
Substation Size	20 MVA
Electric Provider	REMC
Power Phases	Yes
Dual Feed	Yes
Natural Gas	Yes
Distance to Natural Gas	0.1
Natural Gas Provider	Vectren
Natural Gas Line Size	4
Sewer	Yes

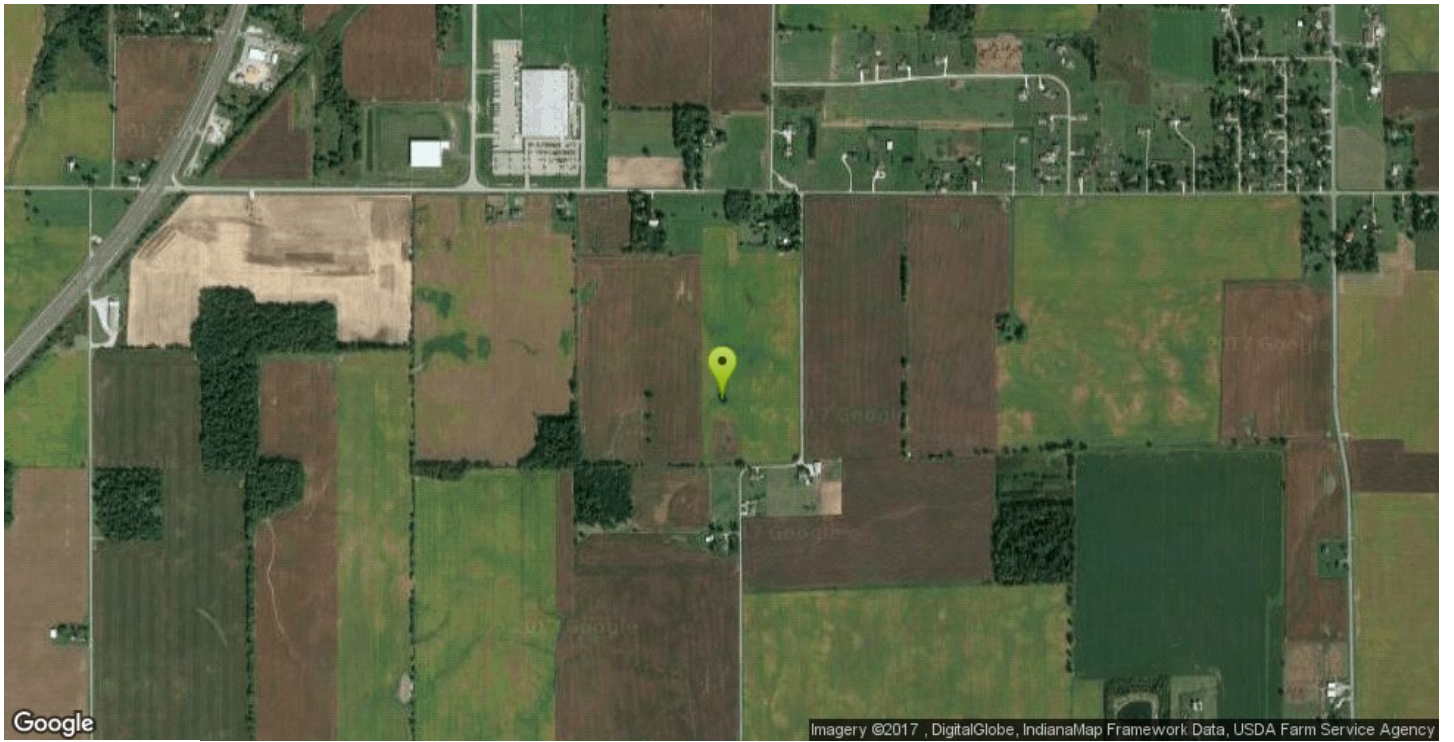
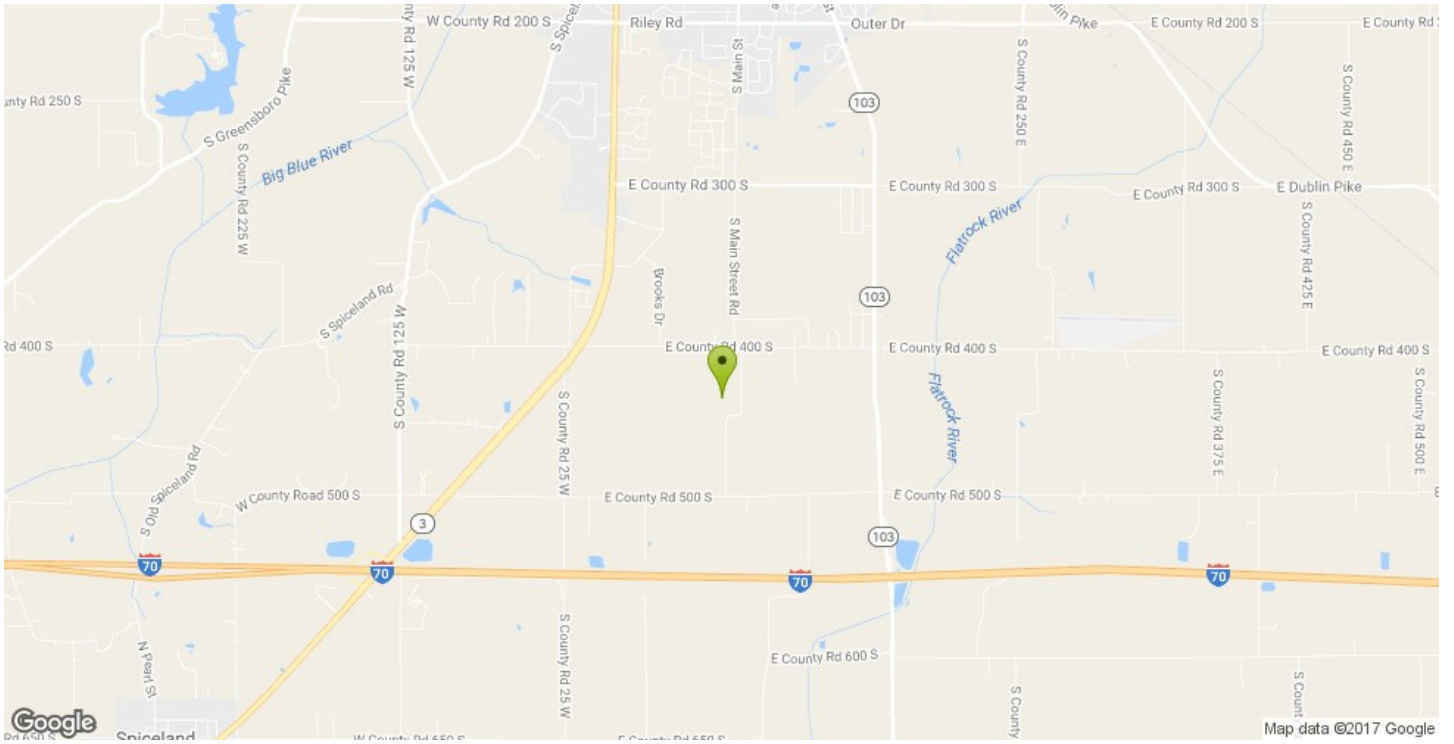
Distance to Sewer	0.1
Sewer Provider	New Castle Utilities
Sewer Line	12
Waste Water Capacity	4 Million Gallons Per Day
Water	Yes
Distance to Water	0.1
Water Provider	New Castle Utilities
Water Line	12
Water Main Pressure	60 psi
Water Tank	Yes
Water Tank Capacity	500000
Telecom	Yes
Distance to Telecom	0.1
Telecom Provider	New Lisbon Telephone Company
Internet Connection	Yes
Distance to Internet	0.1
ISP	New Libson Telephone Company
Internet Service Type	fiber
Maximum Bandwidth	One Gigabit

Other	
Ownership	Henry County Redevelopment Commission
Tax District Name	Franklin Township
Tax District Number	004-00223-00

Incentives	
Economic Revitalization Area	Yes
Tax Increment Financing Area (TIF)	Yes

Description
Located in the New Castle - Henry County Industrial Park. 2 miles north of Interstate 70. The electric sub-station "New Castle South" that provides primary electric service to the Industrial park receives power from a 1 MW Solar Array. The solar array is located in Henry County, 2 miles south of the Park.

County Road 400 South



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