

Commerce Park at Rushville

Property Report (Commerce Park at Rushville)



Property Details

Site/Building Name	Commerce Park at Rushville
Street Address	2201 North Main / Block B. N. State Road 3
City	Rushville
County	Rush County
Zip Code	46173
Type of space	Industrial, Business Park
Min Size	2 acres
Max Size	80 acres
Last Updated	4/14/2016

Contact Information

Company	Rush County Economic Development
Contact Name	John McCane
Address	210 E. US 52, Suite C
City	Rushville
State	Indiana
Phone	765-938-3232
Cell	765-561-0727
Email	johnmccane@rushecdc.org
Website	www.rushecdc.org

Rush County

Economic & Community Development Corporation

Availability

For Lease	Yes
Lease Type	private
For Sale	Yes
Sale Terms	Price of \$15,500 per acre is negotiable. Commerce Park at Rushville is owned by the Rushville Redevelopment Commission. Land could be free. The Commission has the ability to negotiate the cost of the site available based on job creation and investment to the community.
Sale Price	\$15,000.00
Current Use	Industrial Park

Building Details

Divisible	Yes
Building Environment	Stand Alone Industrial Site
Building Type	Industrial/Manufacturing

Site Details

Contiguous Acres Available for Development	240
Featured Site Description	Shovel Ready
Flood Plain	No
Frontage	Fronts on State Road 3
Industrial Park Name	Commerce Park at Rushville
Industrial Park Platted	Yes
Phase	Phase 1 Engineering completed for the 80 acres.
Phase 1	Yes
Shovel Ready	Yes
Soil Report	Yes
Total Acres	320 acres
Zoning	M2. Heavy Manufacturing District
Zoning Authority	Rush County Area Plan Commission
Site Description	Shovel Ready

Transportation

Interstate Name	I-70 and I-74
Distance to Interstate	15.5 miles
Highway Description	State Road 3 is 2 Lane; 10 miles to 4 Lane Highway US 40; 15.5 miles to Interstate I-70; 25 miles to Interstate I-74.
Nearby Highway	SR 3
Nearest International Airport	Indianapolis International
Distance to Nearest Airport	50 miles
Regional Airport Name	Connersville Municipal Airport
Distance to Regional Airport	15 miles miles
Regional Airport Runway Length	6500 sq ft ft
Rail Served	Yes
Rail Provider	Bunge Railroad / CSX
Closest Port	Cincinnati
Distance to Port	70 miles miles

Utilities	
Electric	Yes
Distance to Sub Station	5 miles
Substation Size	5 MVA
Electric Provider	Rush/Shelby Energy
Electric Volts	69/12Volts
Electric Amps	600Amps
KVA	2200 capacity
Power Phases	3
Dual Feed	Yes
Natural Gas	Yes
Natural Gas Provider	Vectren
Natural Gas Line Size	10"
Sewer	Yes
Sewer Line	8
Water	Yes
Water Provider	City of Rushville
Water Line	10
Water Main Pressure	60 psi
Telecom	Yes
Telecom Provider	NineStar Connect
Internet Connection	Yes
ISP	NineStar Connect

Other	
Responsible Party	Rush County ECDC
Ownership	Rushville Redevelopment Commission
Tax District Name	City - J
Property Tax	Rate 4.0664
Tax Year	2016

Incentives	
Redevelopment Area	Yes
Foreign Trade Zone	Yes
Tax Increment Financing Area (TIF)	Yes

Contacts	
Alternate Contact Name	Carolyn Bunzendahl
Alternate Contact Company	Rush County ECDC
Alternate Contact Phone	765-938-3232
Alternate Contact Address	210 E US 52, Suite C
Alternate Contact City	Rushville, IN
Alternate Contact Zip	46173
Alternate Email Address	cbunzendahl@rushecdc.org

Description

Can be at no cost. Price of \$15,500 per acre is negotiable. Commerce Park at Rushville is owned by the Rushville Redevelopment Commission. Land could be free. The Commission has the ability to negotiate the cost of the site available based on job creation and investment to the community. Construction of infrastructure complete. Abundant Water, Sewer, Electric, Gas and Fiber capacity, Could be total of 320 acres available.

Attachments

[ECDC Marketing Piece September 2015.pdf](#)

2201 North Main / Block B. N. State Road 3



