

# Orleans Industrial Site on SR 337

Property Report (Orleans Industrial Site on SR 337)



## Property Details

Site/Building Name	Orleans Industrial Site on SR 337
Street Address	State Rd. 337
City	Orleans
County	Orange County
Zip Code	47452
Type of space	Industrial
Min Size	41 acres
Max Size	41 acres
Last Updated	1/14/2014

## Contact Information

Company	Orange County Economic Development Partnership
Contact Name	Lloyd Arnold
Address	200 W Court St Suite 2
City	Paoli
State	Indiana
Phone	812723-3388
Email	<a href="mailto:lloydarnold@ocedp.com">lloydarnold@ocedp.com</a>

## Availability

Lease Type	private
For Sale	Yes
Current Use	Agricultural

## Site Details

Featured Site Description	Shovel Ready
Phase 1 Environment Report	Yes
Shovel Ready	Yes
Total Acres	41 acres
Zoning	I-1

## Transportation

Interstate Name	I-64
Distance to Interstate	40 miles
Nearby Highway	SR 37/337 interchange
Distance to Nearest Highway	0.75 miles
Nearest International Airport	Louisville International Airport
Distance to Nearest Airport	50 miles
Regional Airport Name	Orleans Airport
Regional Airport Runway Length	3500 ft
Distance to Rail	0.25
Rail Provider	CSX Transportation

## Utilities

Electric Provider	Orange County REMC
Typical KVA	12.5
Power Phases	Three-phase available along SR 337
Natural Gas Provider	Indiana Natural Gas Corporation
Natural Gas Line Size	4
Natural Gas Pressure	150
Sewer Provider	Town of Orleans
Sewer Line	8
Water Provider	Patoka Regional Company
Water Line	8

## Description

This site is located 50 miles northwest of Louisville, KY, 90 miles south of Indianapolis, and 46 miles south of Bloomington, IN. The property is bordered on the south by State Road 337; on the west by a metal fabricator; and on the north and east by farm property. The site is flat, clear, and currently used for agriculture. Additional acreage is available. -Land price is approximately \$10,000 per acre. -Economic Development incentive rates are available to industrial customers which meet minimum demand (500 KW) requirements. -The CSX rail line which serves Orleans has recently been included in the CSX "core" rail system and is not in danger of service reductions or future abandonment. Local service is currently provided three days per week and five days per week service may be available if required to meet shipper's needs. Assistance may be available from the railroad for the cost of extending a spur to the site.

State Rd. 337



