

PERRY COUNTY INDUSTRIAL PARK SOUTH

Property Report (PERRY COUNTY INDUSTRIAL PARK SOUTH)



Property Details

Site/Building Name	PERRY COUNTY INDUSTRIAL PARK SOUTH
Street Address	10455 STATE HIGHWAY 37
City	Tell City
County	Perry County
Zip Code	47586
Type of space	Light Mfg
Min Size	10 acres
Max Size	50 acres
Last Updated	6/27/2014

Contact Information

Company	Perry County Development Corporation
Contact Name	Alvin Evans
Title	Vice Chairman & CEO
Address	601 Main Street, Suite A
City	Tell City
State	Indiana
Phone	812-547-8377
Email	alvin@pickperry.com
Website	www.pickperry.com



Availability

For Lease	Yes
For Sale	Yes

Site Details

Contiguous Acres Available for Development	up to 50
Featured Site Description	Shovel Ready
Industrial Park Name	Perry County Industrial Park South
Shovel Ready	Yes
Total Acres	186 acres
Zoning	Light Manufacturing
Zoning Authority	Perry County Planning & Zoning

Transportation

Interstate Name	I-64
Distance to Interstate	18.6 miles
Nearby Highway	SR 37
Distance to Nearest Highway	Adjacent miles
Nearest International Airport	Louisville International Airport
Distance to Nearest Airport	75 miles
Regional Airport Name	Perry County Municipal Airport
Distance to Regional Airport	3 miles
Regional Airport Runway Length	4400 ft
Distance to Rail	5 miles
Rail Provider	Hoosier Southern Railroad
Distance to Port	5 miles

Utilities

Electric	Yes
Distance to Sub Station	Adjacent
Substation Size	69,000/12,470 Volt
Electric Provider	Southern Indiana Power/Hoosier Energy
Natural Gas	Yes
Natural Gas Provider	Oihio Valley Gas Corporation
Natural Gas Line Size	6"
Natural Gas Pressure	125 lbs.
Sewer	Yes
Sewer Provider	Tell City Waste Water Department
Sewer Line	8" pressurized
Water	Yes
Water Provider	And-Tro, Inc.
Water Line	8"
Water Tank	Yes
Water Tank Capacity	400,000 gallons
Telecom	Yes
Telecom Provider	Perry Spencer Communications
Internet Connection	Yes
ISP	Perry Spencer Communications

Internet Service Type	fiber
Maximum Bandwidth	10Mbps/2Mbps

Other	
Property Tax	\$2.3537 per \$100 of assessed value
Tax Year	2014

Contacts	
Alternate Contact Name	Alvin Evans
Alternate Contact Company	Perry County Development Corporation
Alternate Contact Phone	812-547-8377
Alternate Contact Address	601 Main Street, Suite A
Alternate Contact City	Tell City
Alternate Contact Zip	47586
Alternate Email Address	alvin@pickperry.com
Alternate Web Site	www.pickperry.com

Description

Perry County Industrial Park South fronts Indiana State Road 37, a limited-access "Super Two" highway, only 16 miles south of Interstate 64 and less than three miles north of the county's largest community, Tell City. This state-of-the-art industrial park consists of 186 acres, is zoned industrial and its air quality is excellent. It is served by all utilities including water, gas, electric and sewer and has its own 400,000-gallon water storage tower. Southern Indiana Power/Hoosier Energy provides electric service for Perry County Industrial Park South. In 2009 a 69,000/12,470 Volt, dedicated substation was installed adjacent to the Industrial Park. AT&T provides the fiber-optic, digitally switched telecommunications services. There are two available sites within Perry County Industrial Park South. The first is a 30-acre site that is bordered on the north by the park's primary access avenue, which offers any corporate resident the maximum flexibility for its various parking, loading and unloading requirements. Additionally, it is naturally insulated from residential areas and related activities (schools, churches, parks, etc.) to the south and west by farmland while to the east is Indiana State Road 37 that intersects with Interstate 64. The second available site has been designated as Shovel Ready by the Indiana Department of Economic Development. The site consists of 90 acres along the northern boundary of the park. It too is serviced by the park's primary access avenue and is naturally insulated from surrounding areas by farmland and forest land.

10455 STATE HIGHWAY 37



