

CERTIFIED

**SITE  
READY**

# KENDALLVILLE EAST INDUSTRIAL PARK

36 ACRE GREENFIELD



## SITE INFORMATION

LOCATED ON EAST SIDE OF KENDALLVILLE

ACREAGE	36
CONTIGUOUS ACREAGE	36
ZONING	Industrial
SALE PRICE	\$20,000/acre

## LOGISTICS

LOCATED ON NORTH STREET (US6) & LESTER DRIVE

IN-LAND PORT	Port of Indiana - Burns Harbor - 114 miles
FOREIGN TRADE ZONE	Fort Wayne #182 - 33 miles
COMMERCIAL AIRPORT	Fort Wayne - 49 miles
RAIL LINE	Norfolk Southern
INTERSTATE	I-69 10 miles east & I-80/90 - 30 miles north
INTERCHANGE	I-69 & US 6 - Kendallville, IN - I-80/90 & SR9/ Howe, IN

## UTILITIES

WATER	City of Kendallville	500,000 Gallon Tower - 12" main on-site
SEWER	City of Kendallville	8" main on-site
ELECTRIC	Indiana Michigan	12 kV available
GAS	Northern Indiana Fuel	6" line - 45 PSI
COMMUNICATIONS	AT&T	Fiber Optic - T1

## SITE DESCRIPTION

The East Industrial Park is located at the east edge of Kendallville, IN, adjacent to US 6, a major east west corridor and approximately 15 minutes from I-69. The property is controlled by the Kendallville Local Development Corporation. Kendallville is a pro-business community. Some of the companies already located in the East Industrial Park are: Courier, Performance Food Group, JcMi, Graphic Packaging and ITW Tomco just to mention a few. Rail service to the site is provided by Norfolk Southern.

## CONTACT INFORMATION

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