

CERTIFIED

SITE  
READY

# WATSON SITE

70.63 ACRE GREENFIELD



## SITE INFORMATION

### A GREENFIELD SETTING

<b>ACREAGE</b>	70.63 - Not divisible
<b>CONTIGUOUS ACREAGE</b>	70.63
<b>ZONING</b>	I-1/Light Industrial-Heavy Commercial
<b>SALE PRICE</b>	\$27,000/acre

## LOGISTICS

### LOCATED ON S.R. #8, 1/2 MILE W. OF I-69 - AUBURN, IN

<b>IN-LAND PORT</b>	Port of Indiana - Burns Harbor - 120 miles
<b>FOREIGN TRADE ZONE</b>	Fort Wayne International Airport - 26 miles
<b>COMMERCIAL AIRPORT</b>	DeKalb County Airport - 5 miles
<b>RAIL LINE</b>	Nearest rail extendable to site - CSX .5 mile south
<b>INTERSTATE</b>	Interstate 69
<b>INTERCHANGE</b>	Interstate 69 - .5 mile east

## UTILITIES

<b>WATER</b>	City of Auburn	12" line
<b>SEWER</b>	City of Auburn	18" line
<b>ELECTRIC</b>	The City of Garrett will transfer jurisdiction to the City of Auburn	600 amp 69Kv
<b>GAS</b>	NIFL	4", 6" & 10"
<b>COMMUNICATIONS</b>	Auburn Essential Services	High speed Fiber Optic

## SITE DESCRIPTION

The subject property consists of one parcel, totaling 70.63 acres, that is conveniently located along the south side of S.R. #8, approximately 1/2 mile west of I-69 in Keyser Township, DeKalb County, Indiana. The parcel is not divisible. The property is privately owned, but locally controlled with the DeKalb County Economic Development Partnership, Inc. that holds a purchase option on this real estate. This property has all utilities at the property edge, as well as access road.

## CONTACT INFORMATION

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