

CERTIFIED

**SITE  
READY**

# FAWN RIVER CROSSING

114 ACRE GREENFIELD



## SITE INFORMATION

**LOCATED WITHIN AN INDUSTRIAL PARK**

<b>ACREAGE</b>	113.87 - divisible
<b>CONTIGUOUS ACREAGE</b>	110
<b>ZONING</b>	I-2 Industrial
<b>SALE PRICE</b>	\$35,000/acre

## LOGISTICS

**LOCATED AT I-80 & SR9 / HOWE, IN**

<b>PORT ACCESS</b>	Port of Toledo - 106 Miles; Port of IN, Burns Harbor - 109 miles
<b>FOREIGN TRADE ZONE</b>	South Bend Regional Airport - 53 miles
<b>COMMERCIAL AIRPORT</b>	South Bend Regional Airport - 53 miles
<b>RAIL LINE</b>	Rail Spur (short-line) - 1 mile
<b>INTERSTATE</b>	I-80/90 Indiana Toll Road - on site
<b>INTERCHANGE</b>	I-69 & I-80/90 Interchange - 23 miles

## UTILITIES

<b>WATER</b>	LaGrange Cty Regional Utility District	500 K Gallon Tower on-site 10" main on-site
<b>SEWER</b>	LaGrange Cty Regional Utility District	15" main on-site
<b>ELECTRIC</b>	NIPSCO	12.5 KVA on-site
<b>GAS</b>	NIPSCO	4" main, 50 PSI on-site
<b>COMMUNICATIONS</b>	CenturyLink. Mapletonics	T1, DSL onsite Fiber Optic - at park entrance

## SITE DESCRIPTION

113.87 Acres with full interstate visibility located at the west end of the Fawn River Crossing Industrial Park conveniently located at the intersection of Indiana State Highway 9 and the Indiana Toll Road interstate (I-80/90). Space is divisible. Property is privately owned but locally controlled with the LaGrange County Economic Development Corporation holding a purchase option on this property. This property has all utilities at the property edge, as well as an access road. Property is "Certified Site Ready" and in 2009 had updated Phase 1 Environmental reviews, soil borings, and survey work completed with no findings. Rail spur located just north of I-80/90 less than 1 mile away that connects Class 1 Norfolk Southern via short-line Michigan Southern.

## CONTACT INFORMATION

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