

CERTIFIED

SITE
READY

MONROE BUSINESS PARK

22 ACRE PARCEL

SITE INFORMATION

LOCATED ON THE WEST EDGE OF MONROE

ACREAGE	22 - divisible
CONTIGUOUS ACREAGE	22
ZONING	I-1 Light Industrial
SALE PRICE	\$25,000 per acre

LOGISTICS

LOCATED JUST 1/2 MILE OFF HIGHWAY 27 / 33 in DECATUR, IN

IN-LAND PORT	Port of Indiana - Burns Harbor - 160 miles
FOREIGN TRADE ZONE	Ft. Wayne International Airport - 22 miles
COMMERCIAL AIRPORT	Ft. Wayne International Airport - 22 miles
RAIL LINE	Rail Spur (short-line) - 6 miles
INTERSTATE	I-469 - 0.5 miles to 4 lane divided hwy then 19 miles
INTERCHANGE	I-469 Interchange - same as above

UTILITIES

WATER	Town of Monroe	Water line is at site 8" & 6" line
SEWER	Town of Monroe	8" line at site
ELECTRIC	I & M	3 Phase; 12KV
GAS	NIPSCO	3" line, 45 PSI
COMMUNICATIONS	CenturyLink	High Speed at site & Fiber available on demand

SITE DESCRIPTION

22 Acres located on the west edge of Monroe conveniently located just 0.5 mile off of US Highway 27 / 33, which is a 4 lane divided highway. Space is divisible. The site is Certified Site Ready. Property is owned by the Town of Monroe. This is a new site with infrastructure in place with an access road. The Phase I site assesment has been completed with no issues as the site was previously farmland.

CONTACT INFORMATION

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