

CERTIFIED

SITE
READY

NORTH RIDGE INDUSTRIAL PARK

65 ACRE GREENFIELD

SITE INFORMATION

LOCATED just north of Albion

ACREAGE	65
CONTIGUOUS ACREAGE	65
ZONING	Industrial
SALE PRICE	\$13,000 per acre

LOGISTICS

LOCATED SR 9 & CR 40

IN-LAND PORT	Port of Indiana - Burns Harbor - 110 miles
FOREIGN TRADE ZONE	Fort Wayne #182 - 43 miles
COMMERCIAL AIRPORT	Kendallville- 12 miles
REGIONAL AIRPORT	Fort Wayne - 43 miles
INTERSTATE	I-80/90 - 20 miles north & I-69 20 miles east
INTERCHANGE	I-80/90 & SR9 /Howe, IN - I-69 & US 6 - Kendallville, IN

UTILITIES

WATER	Town of Albion	300,000 Gallon Tower 12" main on-site
SEWER	Town of Albion	8" main on-site
ELECTRIC	Split site: Noble REMC and Indiana Michigan	1.5 MVA
GAS	Northern Indiana Fuel	4' line - 20 PSI
COMMUNICATIONS	Ligtel Communications Verizon Communications	Fiber Optic Digital/DSL

SITE DESCRIPTION

The North Ridge Industrial Park is located just north of Albion, IN adjacent to SR 9 and approximately 2 miles south of US 6 a major east west corridor. The property is in close proximity to a commercial development and buffered to the east by natural woods. The North Ridge Industrial Park is controlled by the Albion Redevelopment Commission. Albion is a business friendly community, companies already located in Albion are: Parker Hannifin, Bosch, Busche, just to mention a few.

CONTACT INFORMATION

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