

CERTIFIED

**SITE  
READY**

# YODER SITE

59.4 ACRE GREENFIELD

## SITE INFORMATION

### A GREENFIELD SETTING

<b>ACREAGE</b>	59.4 Acres - divisible
<b>CONTIGUOUS ACREAGE</b>	59.4
<b>ZONING</b>	I-2 Heavy Industrial
<b>SALE PRICE</b>	\$19,000/acre

## LOGISTICS

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

<b>IN-LAND PORT</b>	Port of Indiana - Burns Harbor - 120 miles
<b>FOREIGN TRADE ZONE</b>	Fort Wayne International Airport - 30 miles
<b>COMMERCIAL AIRPORT</b>	DeKalb County Airport - 3.5 miles
<b>RAIL LINE</b>	CSX-Class 1-dual line abutting site
<b>INTERSTATE</b>	I-69 3 miles west
<b>INTERCHANGE</b>	I-69 Exit #126 & #129 e miles west

## UTILITIES

<b>WATER</b>	City of Auburn	16" adjacent to the site-64 psi
<b>SEWER</b>	City of Auburn	18" adjacent to the site
<b>ELECTRIC</b>	City of Auburn	69 Kva & 3 phase 12Kva on site
<b>GAS</b>	NIFL	4" on-site-25 psi
<b>COMMUNICATIONS</b>	Auburn Essential Services	High speed Fiber Optic

## SITE DESCRIPTION

The Yoder property is located south of Auburn, Indiana along CR 29, approximately three miles east of two interchanges to I-69: exits 126 and 129. The site is also located immediately south of Existing industrial development with a CSX rail line running along its northern boundary. The polygon configuration and open terrain are advantageous for various types of commercial and industrial development. The property has utilities on-site and plenty of road frontage access. The property is divisible and locally controlled with the DeKalb County Economic Development Partnership, Inc.

## CONTACT INFORMATION

### DALE BUUCK

**Director of Business Development**

260-469-3475

NORTHEAST INDIANA REGIONAL PARTNERSHIP

dale@NEIRP.com

### KEN MCCRORY

**Executive Director**

260-927-1180

DEKALB COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP, INC.

[kmccrory@theallianceonline.com](mailto:kmccrory@theallianceonline.com)

