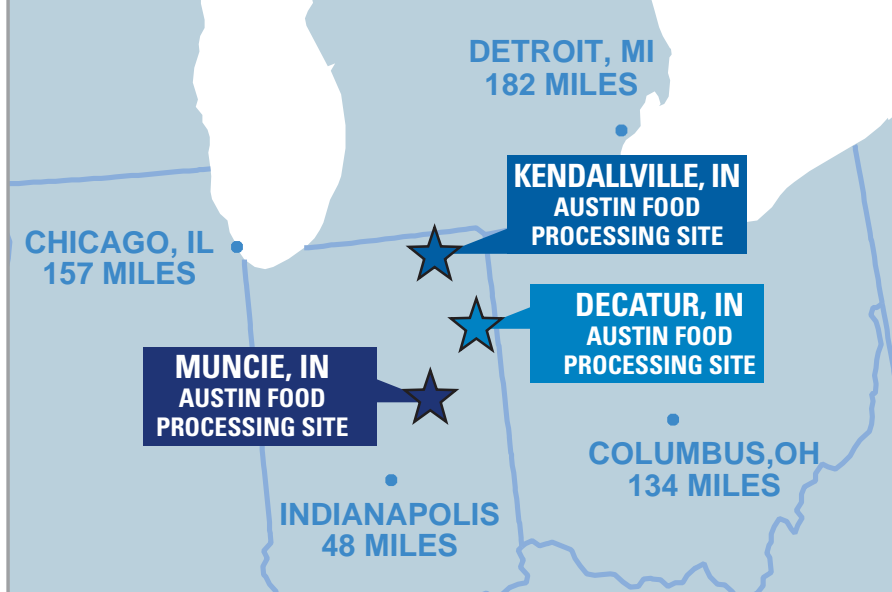


3 AUSTIN

FOOD PROCESSING SITE DESIGNATIONS

THE ONLY FOOD PROCESSING SITES CERTIFIED IN THE STATE OF INDIANA!

► The Austin Consulting "Shovel-Ready" Site Designation Award for the Food and Beverage Industry is designated after Austin Consulting evaluates over 200 critical variables that can significantly decrease the amount of time, expense, and risk during the site selection process. As part of the process, Austin Consulting performed detailed field investigations of the site and conducted numerous meetings with economic development organizations and utility officials at the city and county level. www.theaustinconsulting.com



THREE SHOVEL-READY FOOD PROCESSING SITES

3102 E NORTH ST · KENDALLVILLE, IN · 46755



Certified Shovel Ready by the Indiana Economic Development Corporation and Certified Site Ready by the Northeast Indiana Regional Partnership. 30 acres of prime Industrial Land located in Kendallville's East Industrial Park on US Highway 6. Site offers easy access to I-69 and Norfolk & Southern Rail access. Water and sewer lines at the site with gas and electric services located adjacent to the property.

KENDALLVILLE'S SITE DETAILS:

Available Acres: 36.38
Zoning: Industrial - Heavy
Phase 1 Env. Report: Yes

AVAILABLE UTILITY RESOURCES

POWER • Provider: Indiana Michigan Power
GAS • Provider: NIPSCO
6" line on-site (40 PSI)
WATER • Provider: City of Kendallville
12" on-site (50 PSI)
SEWER • Provider: City of Kendallville
On-site Sewer Main Size: 8"
PRICE • \$20,000 per acre

FRED ISCH DRIVE · DECATUR, IN · 46733



Certified Shovel Ready by the Indiana Economic Development Corporation and Certified Site Ready by the Northeast Indiana Regional Partnership. 48.8 acres and is located just 0.5 mile west of US Highway 27 / 33, a 4-lane divided highway, and 14 miles to I-469. Space is divisible. The site is owned by the City of Decatur with infrastructure in place with an access road. The Phase I site assessment has been completed with no issues.

DECATUR'S SITE DETAILS:

Available Acres: 50.6
Zoning: Industrial - Heavy
Phase 1 Env. Report: Yes

AVAILABLE UTILITY RESOURCES

POWER • Provider: Indiana Michigan Power
GAS • Provider: NIPSCO
3" line on-site (45 PSI)
WATER • Provider: City of Decatur Utilities
12" line on-site
SEWER • Provider: City of Decatur Utilities
On-site Sewer Main Size: 8"
PRICE • \$8,000 per acre

900 WEST FUSON ROAD · MUNCIE, IN · 47302



The first Food Processing and Beverage industry location in the US to achieve this specialized designation from Ady-Austin Consulting that verifies that the 80-acre site meets or exceeds the requirements for Food Processing. It is rail-served, and has four-lane access to I-69 N/S (9 miles) and I-70 E/W (23 miles).

MUNCIE'S SITE DETAILS:

Available Acres: 80
Zoning: Industrial - Heavy
Phase 1 Env. Report: Yes

AVAILABLE UTILITY RESOURCES

POWER • Provider: Indiana Michigan Power
138 kV transmission service
GAS • Provider: Vectren Energy
4" medium pressure (50 PSI)
WATER • Indiana American Water
Water Main Size: 16" main (55 PSI)
Capacity for park is 20 million GPD
SEWER • Provider: Muncie Sanitary District
On-site Sewer Main Size: 10"
PRICE \$19,900 per acre



A unit of American Electric Power

SCAN this QR code for more info!



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