



## Kendallville East Industrial Park (AEPIN)

Available Acres: 36.38

### Address:

3102 East North Street  
Kendallville, IN 46755 (Noble)



### Property and Area Description:

Certified Shovel Ready by the Indiana Economic Development Corporation and Certified Site Ready by the Northeast Indiana Regional Partnership. Austin Consulting "Shovel-Ready" Site Designation Award for the Food and Beverage Industry. 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.

### Contact:

Ashley N. Savieo, CECD  
AEP - Indiana Michigan Power  
110 East Wayne Street  
Fort Wayne, IN 46802  
Phone: 260-408-3629  
E-Mail: [ansavieo@aep.com](mailto:ansavieo@aep.com)  
Web site: <http://www.IndianaMichiganED.com>

### Site Details:

Available Acres: 36.38	Adjacent Avail. Acres: 76
Topography: Flat	Setting: Industrial Park
Zoning: Industrial-Heavy	Within City Limits: Unknown

### Transportation:

Nearest Interstate: I-69	Distance (miles): 10
Nearest 4-Lane Highway: US 6	Distance (miles): 0
Nearest Commercial Airport: Kendallville Airport	Distance (miles): 3
Rail Served: Yes	

### Offering:

Sale Price: \$20,000 per acre  
Lease Rate (Sq. Ft./Per Year): N/A

### Utilities:

Electric Distribution: AEP - Indiana Michigan Power  
Natural Gas Distribution: NIPSCO  
Water: City of Kendallville Water Department  
Sewer: City of Kendallville Waste Water Department  
Local Telecommunications Service: AT&T