



Decatur Industrial Park Phase III (AEPIN)

Available Acres: 62

Address:

561 West 450 North
Decatur, IN 46733 (Adams)

Property and Area Description:

Total acreage of this site is 62 acres, with 50.6 acres available. The property is located on the south edge of Decatur, Adams Co., Indiana. It is conveniently located just 0.5 miles off of US 27/33, which is a 4-lane divided highway, and 14 miles to I-469. The site is divisible. The site is Certified Shovel Ready by the Indiana Economic Development Corp. and Certified Site Ready by the Northeast IN Regional Partnership. Austin Consulting "Shovel-Ready" Site Designation Award for the Food and Beverage Industry (48.8 acres). This is a new site with infrastructure in place with an access road. The Phase I site assessment has been completed with no issues, as the site was previously farmland.



Site Details:

Available Acres: 62	Adjacent Avail. Acres: 0
Topography: Flat	Setting: Industrial Park
Zoning: Industrial-Heavy	Within City Limits: Yes

Transportation:

Nearest Interstate: I-469	Distance (miles): 14.5
Nearest 4-Lane Highway: US 27/33	Distance (miles): 0.5
Nearest Commercial Airport: Fort Wayne International Airport	Distance (miles): 17
Rail Served: No	

Utilities:

Electric Distribution: AEP - Indiana Michigan Power
Natural Gas Distribution: NIPSCO
Water: City of Decatur Utilities
Sewer: City of Decatur Utilities
Local Telecommunications Service: CenturyLink

Contact:

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AEP - Indiana Michigan Power
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Adams County Economic Development Corporation
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Offering:

Sale Price: \$8,000 per acre
Lease Rate (Sq. Ft./Per Year): N/A