



Industria Centre Site #1 (AEPIN)

Available Acres: 139

Address:

SR 67 at South Cowan Road
Muncie, IN 47302 (Delaware)

Property and Area Description:

This site has completed McCallum Sweeney Site Certification. All but a few of the 139 acres are developable, and the property is square, which allows for flexibility in site development. The site is located within an existing industrial park. The property is owned by the local economic development authority. Muncie Bypass (4-lane highway) is located adjacent to the southern boundary of the site. The site is served by 3-phase electric distribution lines along Fuson Rd., and a new substation is planned to be built directly west of the site that will have 20 MVA of capacity and will be expandable to 40 MVA. The site is entirely in FEMA Flood Zone X - outside the 100- and 500-year flood zone.



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
Web site: <http://www.IndianaMichiganED.com>

Site Details:

Available Acres: 139	Adjacent Avail. Acres: 0
Topography: Flat	Setting: Industrial Park
Zoning: Agriculture	Within City Limits: No

Terry Murphy
Muncie-Delaware County Economic Dev. Alliance
401 South High Street
Muncie, IN 47308
Phone: 765-751-9104
Fax: 765-751-9151
E-Mail: tmurphy@muncie.com
Web site: www.muncie.com

Transportation:

Nearest Interstate: I-69	Distance (miles): 9
Nearest 4-Lane Highway: Muncie Bypass	Distance (miles): 0
Nearest Commercial Airport: Indianapolis International Airport	Distance (miles): 70
Rail Served: No	

Offering:

Sale Price: Negotiable
Lease Rate (Sq. Ft./Per Year): Negotiable

Utilities:

Electric Distribution: AEP - Indiana Michigan Power
Natural Gas Distribution: Vectren Energy
Water: Indiana-American Water Company
Sewer: Muncie Sanitary District
Local Telecommunications Service: AT&T, Comcast, Zayo, Indiana Fiber