



Muncie Industria Centre (AEPIN)

Available Acres: 80

Address:

900 West Fuson Road
 Muncie, IN 47302 (Delaware)

Property and Area Description:

This "Shovel-Ready" Site is the first food processing and beverage industry location in the US to achieve this specialized designation from Ady-Austin Consulting. Ady-Austin designation verifies that the 80-acre site meets or exceeds the requirements for food processing, which differentiates it from others competing for the same companies. This can significantly decrease the amount of time that site selectors or companies must spend during the detailed site investigation phase of a location study, and reduces the risk they perceive in choosing our community over virtually any other. Rail-served and dual-feed power available. Eight (8) miles from I-69, two (2) miles from SR 32.



Site Details:

Available Acres: 80	Adjacent Avail. Acres: 0
Topography: Level	Setting: Single Site
Zoning: Industrial-Heavy	Within City Limits: Unknown

Transportation:

Nearest Interstate: I-69	Distance (miles): 8
Nearest 4-Lane Highway: SR 62	Distance (miles): 2
Nearest Commercial Airport: Delaware County - Johnson Field	Distance (miles): 5
Rail Served: Yes	

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 Network, IQuest, KDL, US Signal

Contact:

James J. Finan, MBA
 AEP - Indiana Michigan Power
 2929 Lathrop Street
 South Bend, IN 46628
 Phone: 574-236-4965
 Fax: 574-236-1650
 E-Mail: jjfinan@aep.com
 Web site: <http://www.IndianaMichiganED.com>

Offering:

Sale Price: \$19,900 per acre
 Lease Rate (Sq. Ft./Per Year): N/A