



Alexandria Business Park (AEPIN)

Available Acres: 458

Address:

SR 28
Alexandria, IN 46001 (Madison)

Property and Area Description:

This site has completed McCallum Sweeney Site Certification. This park is 458 total acres with 434 developable acres. The largest contiguous parcel is 163 acres. The site is located in Alexandria, Madison County, Indiana, along SR 28; just 5 miles west of I-69; 50 miles east of I-65; and 35 miles north of I-70. Norfolk Southern Rail has a mainline adjacent to the property's western boundary. An AEP substation is just north of the property (12.0 kV line). City of Alexandria water and sewer on site; Vectren Energy delivery of natural gas on site. The property is currently zoned Agricultural and will need to be rezoned for industrial use; rezoning process can be completed within 90 days.



Site Details:

Available Acres: 458	Adjacent Avail. Acres: 0
Topography: Flat	Setting: Mixed-Use Business Park
Zoning: Agriculture	Within City Limits: Yes

Transportation:

Nearest Interstate: I-69	Distance (miles): 5
Nearest 4-Lane Highway: SR 28	Distance (miles): 0
Nearest Commercial Airport: Alexandria Airport	Distance (miles): 2
Rail Served: Yes	

Utilities:

Electric Distribution: AEP - Indiana Michigan Power
Natural Gas Distribution: Vectren Energy
Water: City of Alexandria
Sewer: City of Alexandria
Local Telecommunications Service: AT&T

Contact:

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Offering:

Sale Price: Negotiable (Per Acre)
Lease Rate (Sq. Ft./Per Year): Not for Lease