



Kaybee Park (AEPIN)

Available Acres: 70

Address:

I-69 and State Road 22/35
Gas City, IN 46933 (Grant)

Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review is available upon request. Partial environmental studies completed; no site restrictions. This level site is located in a prime developed area with I-69 adjacent to the W. The available parcel is located on SR 22 and is easily accessible. Infrastructure and utilities are available for expansion to the site with multiple development opportunities. Zoned B-1 Business. IN ranks 1st in the Midwest and 5th in nation as best place to do business; also ranks 5th in nation for business friendliness and 7th for cost of living in CNBC's "America's Top States for Business" report.



Site Details:

Available Acres: 70	Adjacent Avail. Acres: 0
Topography: Level	Setting: Mixed-Use Business Park
Zoning: Other	Within City Limits: Unknown

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>

Charity Bailey
Grant County Economic Growth Council
E-Mail: info@grantcounty.com
Web site: <http://www.grantcounty.com>

Transportation:

Nearest Interstate: I-69	Distance (miles): 4
Nearest 4-Lane Highway: SR 22	Distance (miles): 0.1
Nearest Commercial Airport: Marion Municipal Airport	Distance (miles): 10
Rail Served: Yes	

Offering:

Sale Price: \$25,000 per acre
Lease Rate (Sq. Ft./Per Year): Negotiable

Utilities:

Electric Distribution: AEP - Indiana Michigan Power
Natural Gas Distribution: Vectren Corporation
Water: Gas City Utilities
Sewer: Gas City Utilities
Local Telecommunications Service: AT&T and GeoTel Communications