



## Kendallville East Industrial Park 3102 E North St. Kendallville, IN 46755

Property Feature	Specifications
Acreage	36.38 Acres
Min. Divisible	5 Acres
Max. Contiguous	36.38 Acres
Zoning	Heavy Industrial
Sale Price	\$20,000/acre

Certified Shovel Ready by the Indiana Economic Development Corporation and Certified Site Ready by the Northeast Indiana Regional Partnership. Prime Industrial Land located in Kendallville's East Industrial Park on US Highway 6. Site offers easy access to I-69 and Norfolk & Southern Rail access. Water and sewer lines at the site with gas and electric services located adjacent to the property

**Contact Rick Sherck for more information:**

Phone: (260) 636-3800

Email: [rsherck@noblecountyedc.com](mailto:rsherck@noblecountyedc.com)

### TRANSPORTATION

System	Identifier	Distance
US Highway(s)	US 6	Adjacent
Interstate(s)	I-69	10 Miles
Airport	Ft. Wayne International Airport	30 Miles
In-land Port	Port of Indiana –Burns Harbor	114 Miles
Rail Service	Norfolk Southern	Adjacent

### UTILITIES

Utility	Provider	Specifications
Electric	IN MI Power	12 kV available
Natural Gas	NIFL	6" line
Water	City of Kendallville Water Dept.	12" on-site; 50 psi
Sewer	City of Kendallville Waste water Dept.	8" on-site
Communications	AT&T	Fiber Optic - T1





## Kendallville East Industrial Park

### ADDITIONAL ACREAGE Kendallville, IN 46755

Property Feature	Specifications
Acreage	76 Acres
Min. Divisible	5 Acres
Max. Contiguous	112 Acres
Zoning	Heavy Industrial

This 76 acre parcel is located adjacent to the Certified Site Ready. The Phase 1 has already been completed on the property and the Kendallville Local Development Corporation is in conversation with the property owner on purchase of the property.

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Site Information Form	
Site Name and Address (or intersection) (including City / Township County)	Kendallville East Industrial Park
Owner (or Representative, Broker) Please include contact information	Noble County EDC, Rick Sherck 260.636.3800 or email at rsherck@noblecountyedc.com
Site Setting (industrial park, other)	Industrial Park
Neighboring Uses	Industrial, Manufacturing
Total Site Acreage	36.38 acres
Additional Acreage Available	yes
Reported Asking Price and/or Lease Rate (assume NNN)	\$20,000 per acre (negotiable)
Road Serving Site / Nearest Interstate Highway (distance)	US 6; I-69 is approximately 10 miles east
Rail Provider Serving Site / Distance to Rail Spur (if served)	Norfolk Southern - in place and less than 1/4 of a mile to spur
Zoning	Heavy Industrial
Name of Electric Power Provider (distance to substation)	Indiana Michigan Power - less than 2 miles to substation
Name of Natural Gas Provider (line size)	Northern Indiana Fuel & Light - 6" line
Name of Water Provider (line size)	Kendallville Municipal Water Dept. - 12" line
Name of Sanitary Sewer Provider (line size)	Kendallville Municipal Water Dept. - 8" line
Telecommunication Provider	AT&T
Effective Property Tax Rates per \$1,000 at Site - including: Land Building Machinery Equipment Inventories	Land: \$2.3208 per \$1,000



## Certified Site Ready Program Phase II Application

Water	
Name of water company serving this site:	City of Kendallville Water Department
Distance (miles) to the closest water line:	Adjacent to the property
Water line size serving site (inches):	12"
Water pressure at site (psi):	52 -60 psi
Indicate the capacity of the water system (gallons per day):	6.19 MGD
Indicate the avg. utilization of the system (gallons per day):	1.3 MGD
Indicate the peak utilization of the system (gallons per day):	2.6 MGD
Indicate the excess capacity at peak flow (gallons per day):	3.6 MGD

Waste Water / Sewer	
Name of waste water company serving this site:	City of Kendallville
Distance (miles) to the closest sewer line:	Adjacent to the property
Sewer line size at site (inches):	8"
Indicate the capacity of the sewer system (gallons per day):	2.68 MGD
Indicate the avg. utilization of the system (gallons per day):	2.0 MGD
Indicate the peak utilization of the system (gallons per day):	2.4 MGD
Indicate the excess capacity at peak flow (gallons per day):	0.3 MGD

Solid Waste	
Name of solid waste handler:	Noble County Disposal
Nearest provider of hazardous waste disposal services:	Northeast Solid Waste District



## Certified Site Ready Program Phase II Application

Other Logistical Information		
	Name	Distance
Name & distance of closest inland port:	Burns Harbor	114 miles
Name & distance of the closest Foreign Trade Zone (FTZ):	Fort Wayne	37 miles
Name & distance of the closest commercial airport:	Kendallville	3 miles
Runway length:	4,400'	
Name & distance of the closest regional airport:	Fort Wayne	49 miles
Runway length:	12,000'	