



DECATUR INDUSTRIAL PARK III

This site has 48 Acres located on the south edge of Decatur. It is conveniently located just 0.5 mile off of US Highway 27 / 33, which is a 4 lane divided highway and 14 miles to I-469. Space is divisible. The site is Certified Food Processing and is shovel ready. The property is owned by the City of Decatur.

SITE INFORMATION

SITE NAME	Decatur Industrial Park III
TYPE OF SPACE	Greenfield (Cert. Food Processing)
TOTAL ACREAGE	48.86 acres
AVAILABLE ACREAGE	39.21 acres
MINIMUM DIVISIBLE	1.85 acres
ZONING	I-1 Industrial
SALE PRICE	\$20,000/acre
OWNER	CITY OF DECATUR
LAST UPDATE	August 2023

UTILITIES/LOGISTICS

WATER	DECATUR - 12" at Site
SEWER	DECATUR - 8" at Site
ELECTRIC	I&M - 3Phase 12KV
GAS	NIPSCO - 6" at Site, 45 PSI
BROADBAND	Available
INTERSTATE	I-469: 14 Miles, 2 Miles to 4-Lane
AIRPORT	Ft. Wayne International - 17 Miles
RAIL	Rail Spur (short-line) - 1 Miles
PORT	Burns Harbor - 155 Miles



SITE VIDEO: <https://youtu.be/DLx6xQAFwWk>

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