

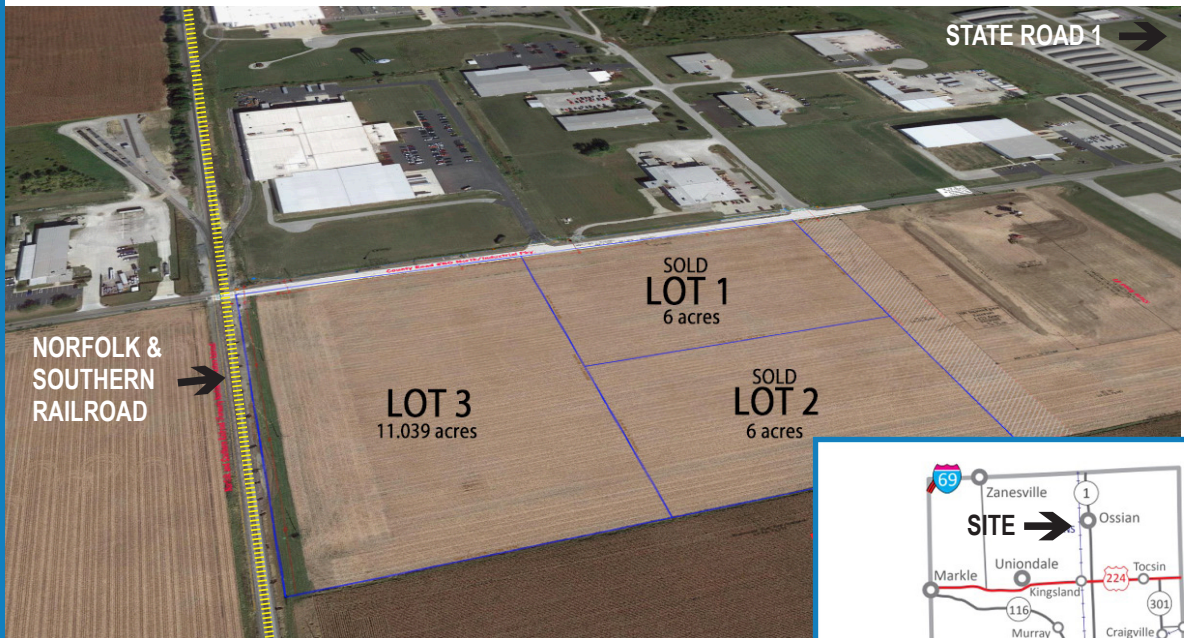
Industrial Land For Sale



WELLS COUNTY INDIANA ECONOMIC DEVELOPMENT *"Where Ideas and Success Converge"*

- 11.039 acre lot available
- Zoned Light Industrial
- All utilities available
- Easy access to Interstate 69 & 469
- Norfolk & Southern Rail adjacent
- Listed Price \$440,000
- Shovel-Ready
- Large & skilled labor force within 30-minute drive of site
- Stormwater controlled through master-plan design
- Foreign Trade Zone

Ossian Industrial Park, South - Ossian, Indiana



Wells County Economic Development
211 Water Street
Bluffton, IN 46714
(260) 824-0510

www.wellsedc.com

For additional information, please contact:

Chad Kline

ckline@wellsedc.com

(260) 302-6252 (cell)



WELLS COUNTY INDIANA
ECONOMIC DEVELOPMENT
"Where Ideas and Success Converge"

Ossian Industrial Park, South - Ossian, Indiana

ACCESSIBILITY	
Distance to Indianapolis	117 miles
Distance to Chicago	184 miles
Nearest Commercial Airport	Fort Wayne International Airport Runways: 11,981 ft., 8,000 ft., 4,001 ft. - 11 miles
Nearest Commercial Airport with Daily International Flights	Detroit International Airport Romulus, MI - 158 miles
Nearest Deepwater Port	Toledo-Lucas County Port, Toledo, Ohio - 113 miles
Foreign Trade Zone Availability	Fort Wayne, Indiana



UTILITIES & RAIL CONTACTS
Norfolk & Southern Rail Corporation: Dayne E. Tate, Industrial Dev. Mgr. - (317) 580-0364
Northern Indiana Public Service Co. (gas): Cindy Moss-Admave, Econ. Dev. Mgr. (219) 647-5649
American Electric Power Co. (electric): Ashley Savieo, Dir. Econ. Dev. (260) 438-5426
Town of Ossian (water, wastewater, stormwater): Crystal Chapman, Town Manager (260) 622-4251

INCENTIVES
Indiana Economic Dev. Corporation <ul style="list-style-type: none"> EDGE & HBI tax credits Headquarter Relocation Tax Credit R&D Tax Credit Venture Capital Investment Tax Credit Contact: Victoria Herring, IEDC North Region Attractions - (317) 586-1357
Wells County <ul style="list-style-type: none"> CEDIT Tax Abatement for new construction or equipment Contact: Chad Kline, Wells EDC Director
Town of Ossian <ul style="list-style-type: none"> CEDIT Tax Increment Finance District Support Contact: Chad Kline, Wells EDC Director

WORKFORCE DEVELOPMENT
Incumbent Works: In-house training programs including industrial maintenance, CNC, PLC, Welding
Purdue Fort Wayne: Engineering & Technical degree programs
Indiana Tech: Engineering & Technical degree programs
Ivy Tech Community College: Advanced Manufacturing, Food Production, Industrial trade certifications

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