

DELPHI INDUSTRIAL PARK



Carroll County
INDIANA
ECONOMIC
DEVELOPMENT
CORPORATION

1514 N. WASHINGTON STREET, DELPHI, INDIANA 46923



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Strategic Location

- Close proximity to the 4-lane Hoosier Heartland Highway
- Rail Spur on site, owned by neighboring U.S. Aggregates who are willing to accommodate limited service

Ample Workforce

- Surrounded by six-county population of 360,000
- Within 20 minutes of Purdue University & Ivy Tech Community College

Regional Proximity

- 24 miles to Lafayette, Indiana
- 87 miles to Indianapolis, Indiana
- 90 miles to Fort Wayne, Indiana
- 134 miles to Chicago, Illinois
- 190 miles to Louisville, Kentucky

HIGH BAY SPACE AVAILABLE FOR SALE OR LEASE

\$2.50 SF for lease
\$600,000 for sale

- Located in the Delphi Industrial Park just off the new Hoosier Heartland Corridor
- 6 docks with levelers
- 35' eaves and 16' OH drive-in door
- Full sprinklered warehouse
- Gas forced air heat, big power
- Trailer parking
- Additional acreage available for build-to-suit additional buildings
- Zoned Industrial
- 30,000 sq. foot on 3 acres

