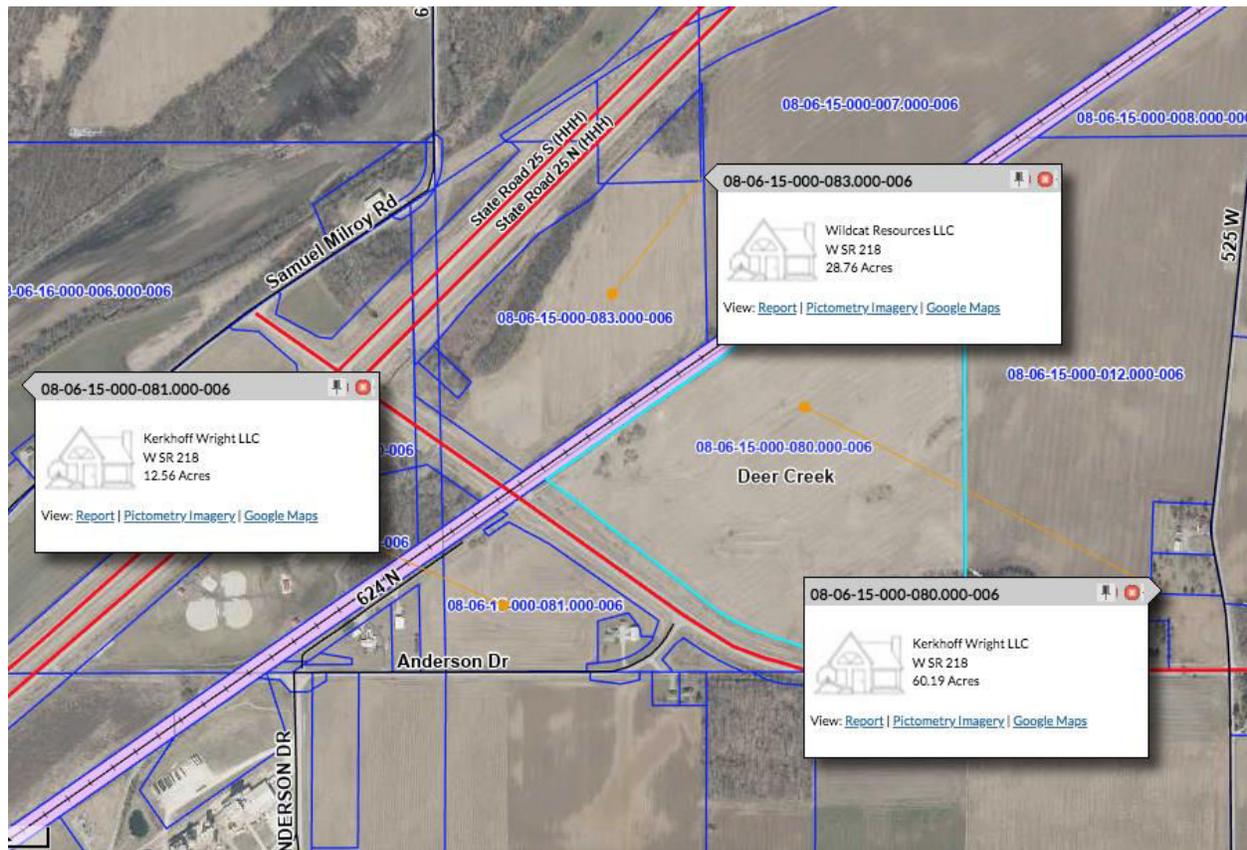


# 218 Industrial Area RAIL-SERVED 12-100+/- Acres (3 Tracks)

W SR 218 off HHH St Rd 25, Delphi, Indiana 46923 - Carroll County



## Property Details

Latitude/Longitude: 40.6086, -86.6329

Type of space: Heavy Mfg, Industrial, Light Mfg, Mixed Use

Min Size: 12 acres

Max Size: 100 acres

Last Updated: 2/6/2023

## Availability

Current Use: Agriculture, Zoned I-2

For Sale: Yes

Sale Terms: Negotiable

## Description

**\*N&S RAIL-SERVED 12-100 acres (3 parcels)**

- 60-acres listed with 2 other properties available for sale (TRACK 1)
- 12-acre track available by same owner, across StRd218 (TRACK 3)
- 28-acres available on the other side of the rail, by different owner/partner. (TRACK 2)
- 1100+/- lineal feet of rail frontage

**\*Located in a Commercial TIF**

**\*Zoned I-2**

**\*Situated adjacent to the property is a new 4 LANE Hoosier Heartland Highway and on State Road 218 and just 20 minutes from I-65**

## Site Details

Lot Size: N/A

Zoning: Industrial 2 (I-2)

Zoning Authority: Carroll County Area Plan Commission

Site Description: Rail Served Industrial site

## Transportation

**Interstate Name:** I-65

**Distance to Interstate:** 19 miles

**Highway Description:** Property is adjacent to the new 4 LANE Hoosier Heartland Highway and on State Road 218. The Hoosier Heartland project involved replacing State Road 25, a two-lane rural highway constructed in the 1930s, with a new four-lane, limited-access highway that connects Lafayette to Fort Wayne, where it links to the U.S. 24 Fort to Port highway. A 12-mile stretch of this project – from Lafayette to Delphi – opened to traffic on Oct. 24, 2012. The remaining portion of the highway – from Delphi to Logansport – opened to traffic October 18, 2013. The 36-mile Hoosier Heartland project upgraded the old highway's 81 at-grade street intersections, three at-grade railroad crossings, and more than 140 private entrances and improved access and safety while promoting economic development across Tippecanoe, Carroll and Cass counties.

**Nearby Highway:** Hoosier Heartland Highway and St Rd 218

**Distance to Nearest Highway:** Adjacent miles

**Nearest International Airport:** Indianapolis International Airport

**Distance to Nearest Airport:** 90 miles

**Regional Airport Name:** Delphi Municipal Airport

**Distance to Regional Airport:** 7 miles

**Regional Airport Runway Length:** 4000 ft.

**Rail Served:** Yes

**Rail Adjacent Site/Building:** Yes

**Distance to Rail:** On Site

**Rail Provider:** Norfolk Southern

**Port:** Yes

**Closest Port:** Port of Indiana-Burns Harbor

**Distance to Port:** 95 miles

## Utilities

**Electric:** Yes

**Distance to Electric:** New Feed to Site

**Distance to Sub Station:** .25 miles

**Substation Size:** 22 MVA

**Electric Provider:** CWREMC and WVP

**Electric Volts:** 12,470 Volts

**Electric Amps:** 600 Amps

**KVA:** 12,943

**Power Phases:** 3-Phase

**Dual Feed:** Yes

**Natural Gas:** Yes

**Distance to Natural Gas:** Adjacent

**Natural Gas Provider:** NIPSCO

**Natural Gas Line Size:** Infrastructure extensions will be required, but we do not anticipate any major issues.

**Natural Gas Pressure:** Infrastructure extensions will be required, but we do not anticipate any major issues.

**Distance to Sewer:** Commercial TIF area. New sewer lines should be added in near future.

**Sewer Provider:** City of Delphi (future)

**Distance to Water:** Commercial TIF area. New water lines should be added in near future.

**Water Provider:** City of Delphi (future)

**Telecom:** Yes

**Internet Connection:** Yes

**ISP:** County is working on a fiber ring that will serve this area

## Other

**Improvement Value:** Recently sold land divided

**Land Value:** Recently sold land divided

**Tax District Name:** Deer Creek Township

**Tax District Number:** 08

**Assessed Value:** Property recently sold land divided

**Amenities:** This 60-100 acre rail-served site offers over 1100+/- lineal feet of rail and is zoned I-2. Located in Commercial TIF.

Situated adjacent to the property is a new 4 LANE Hoosier Heartland Highway and on State Road 218 and just 20 minutes from I-65, Sellers are easy to work with and willing to discuss the future of the property.

## Incentives

**Redevelopment Area:** Yes

**Tax Increment Financing Area (TIF):** Yes