

Land for Sale

95.63 Total AC Edison Road

New Carlisle, Indiana

# NAI Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located in the Heart of the Indiana Enterprise Zone



## Snapshot

Land:	Parcel 1 - 45 Acres Parcel 2 - 50.63 Acres
Zoning:	I - Industrial
Frontage:	660' on Edison Road
Utilities:	Water and sewer nearby
List Price:	\$42,000 Per Acre

## Property Details

2 Parcels of land consisting of 45 acres and 50.63 acres, located in St Joseph County's Indiana Enterprise Zone, an area currently being master planned to develop a sustainable, successful and attractive manufacturing and logistics center.

- Future rail spur from the West to Larrison Road.
- Future North/South road providing direct connection between Hwy 2 and US 20.
- Fiber optic loop in park.
- Various road improvements in progress.
- Potential additional acreage.
- New road improvements on Edison Road.
- 2020 Hwy 2 improvements for long haul.
- Potential for rail spur to site.

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Global Brokerage Division of Cressy Commercial Real Estate

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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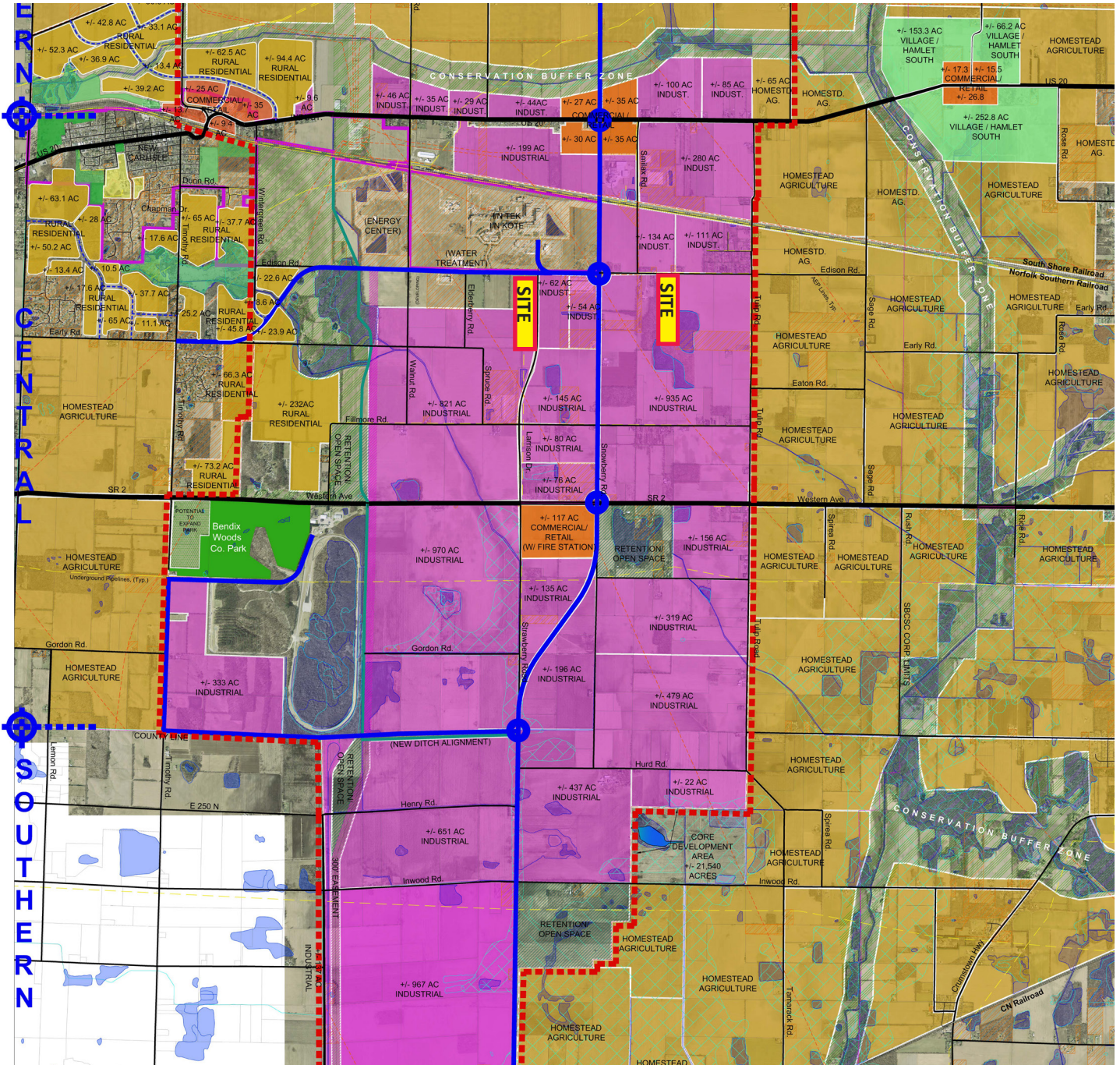
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County Plan Map | Near Planned Location of North-South Thoroughfare to I-80/90



LEARN MORE ABOUT THE PROPOSED INDIANA ENTERPRISE CENTER MASTER PLAN

<http://sjcindiana.com/1171/Indiana-Enterprise-Center>

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