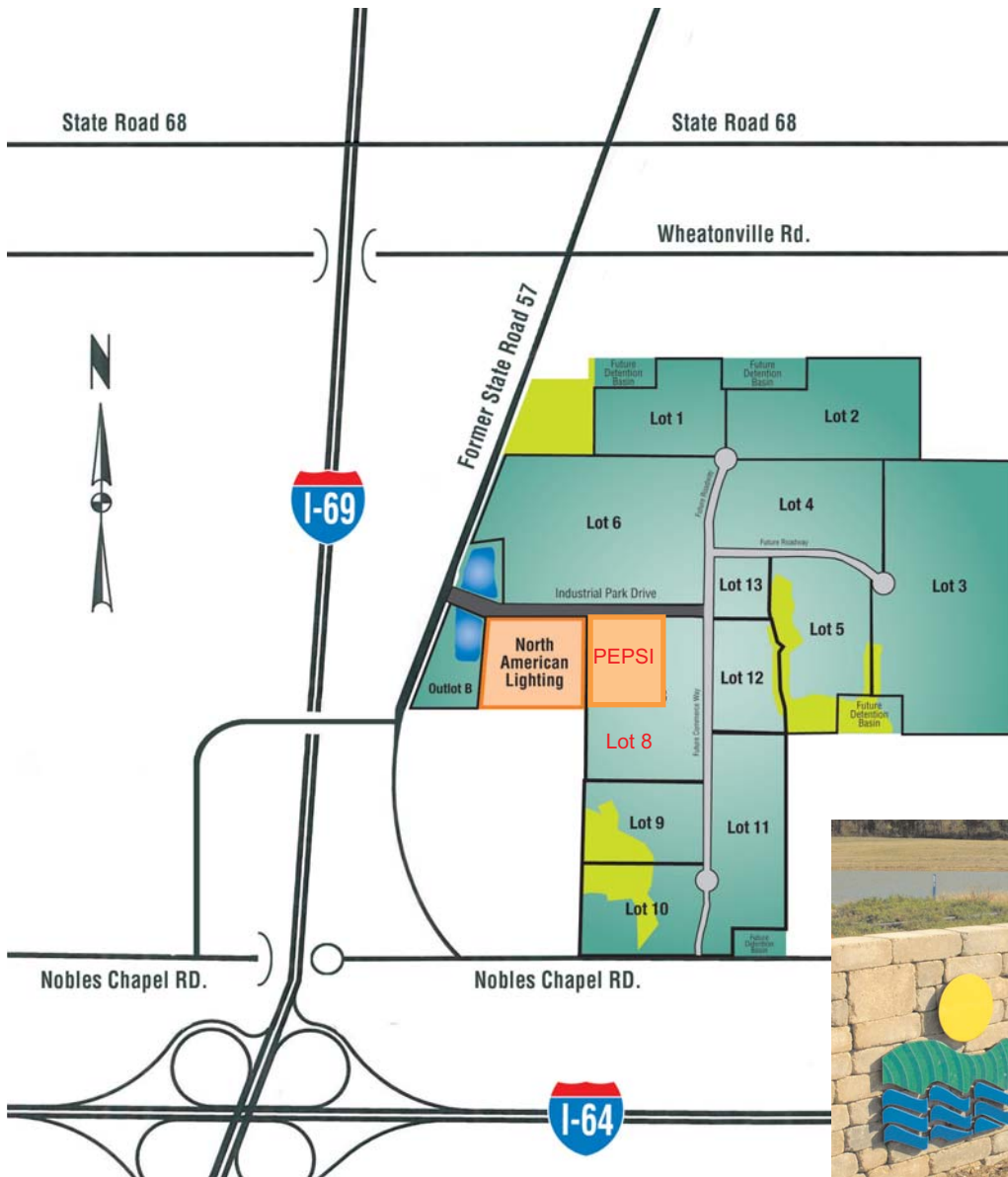


Centrally located, centered on your success

# North Warrick Industrial Park

9988 North S.R. 57 Elberfeld, IN 47613



### Parcels available

- Lot 1 18.4 acres
- Lot 2 19.4 acres
- Lot 3 38.3 acres
- Lot 4 15.6 acres
- Lot 5 16.4 acres
- Lot 6 32.2 acres
- Lot 8 19.58 acres
- Lot 9 9.9 acres
- Lot 10 10.9 acres
- Lot 11 16.8 acres
- Lot 12 7.9 acres
- Lot 13 3.5 acres

 Conservation Area & Buffer  
18.4 Acres



## Ready for fast-track needs

With 236 acres (expandable to 800), the North Warrick Industrial Park is ideally suited for companies in industries such as data centers, advanced manufacturing operations, distribution and logistics facilities, and medical/healthcare. The park has qualified for Indiana's Shovel Ready Program, allowing for expedited permitting and rapid development. Two parcels are pad-ready for immediate construction.

Interstate 64, I-164 and the new International Commerce Superhighway (I-69) meet here, putting you within two highway days of everything east of the Rockies – and less than a half day from Nashville, St. Louis, Louisville, Indianapolis, and Cincinnati. Rail access is available within one mile. A barge terminal on our Ohio River shoreline speeds handling of bulk commodities. Evansville Airport is just 10 miles away. Warrick County has a ready workforce of people with skills in advanced manufacturing, data management, supply chain management, and more. Area schools and local postsecondary education providers work cooperatively to develop programs for workplace needs.

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# North Warrick Industrial Park

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## EASY ACCESS. MULTIPLE CONNECTIONS.

Located at the median population center of the United States, Warrick County offers easy access and an extensive array of transportation options to keep you connected.

## LOCATION & TRANSPORTATION

Community: Northwest Warrick County, Indiana

Population: 57,656 (county)

Highways: Yards away from I-64, I-164, I-69

Airport: Evansville Regional Airport (10 miles)

Rail: Indiana Southern, Norfolk Southern, CSX  
(within 1 mile)

Water: Port of Evansville (15 miles)

Port of Indiana at Mt. Vernon (18 miles)

## PROPERTY DETAILS

Acreage: 236 (expandable to 800)

Zoning: M-2 General Industrial

Topography: Flat to gentle rolling

Roads: Some already paved

Surrounding land: Agricultural

## SITE ADVANTAGES

Pad-Ready: Some parcels where earth moving activities have prepared building pads ready for construction. Pads have access to street and utilities.

Shovel Ready: All parcels cleared for expedited development.

Clear title on all parcels.

Current Phase I Environmental complete.

Wetland delineation study complete.

Water/wastewater ready for immediate connection.

Site is pre-designated as Economic Revitalization Area, which speeds up required incentive approvals.

## ONSITE UTILITIES

Electricity: Duke Energy 12.47 kV

Natural gas: Vectren 2" line

Water: Town of Elberfeld 12" and 16" mains

Sewer: Town of Elberfeld 8", 10" and 12" mains

Telecom: Frontier internet, data, voice, video

## PUBLIC SAFETY

Police: Warrick County Sheriff's Department

Fire: Elberfeld Volunteer Fire Department

EMS: Warrick County EMS



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4763 Rosebud Lane, Suite C, Newburgh, Indiana 47630

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