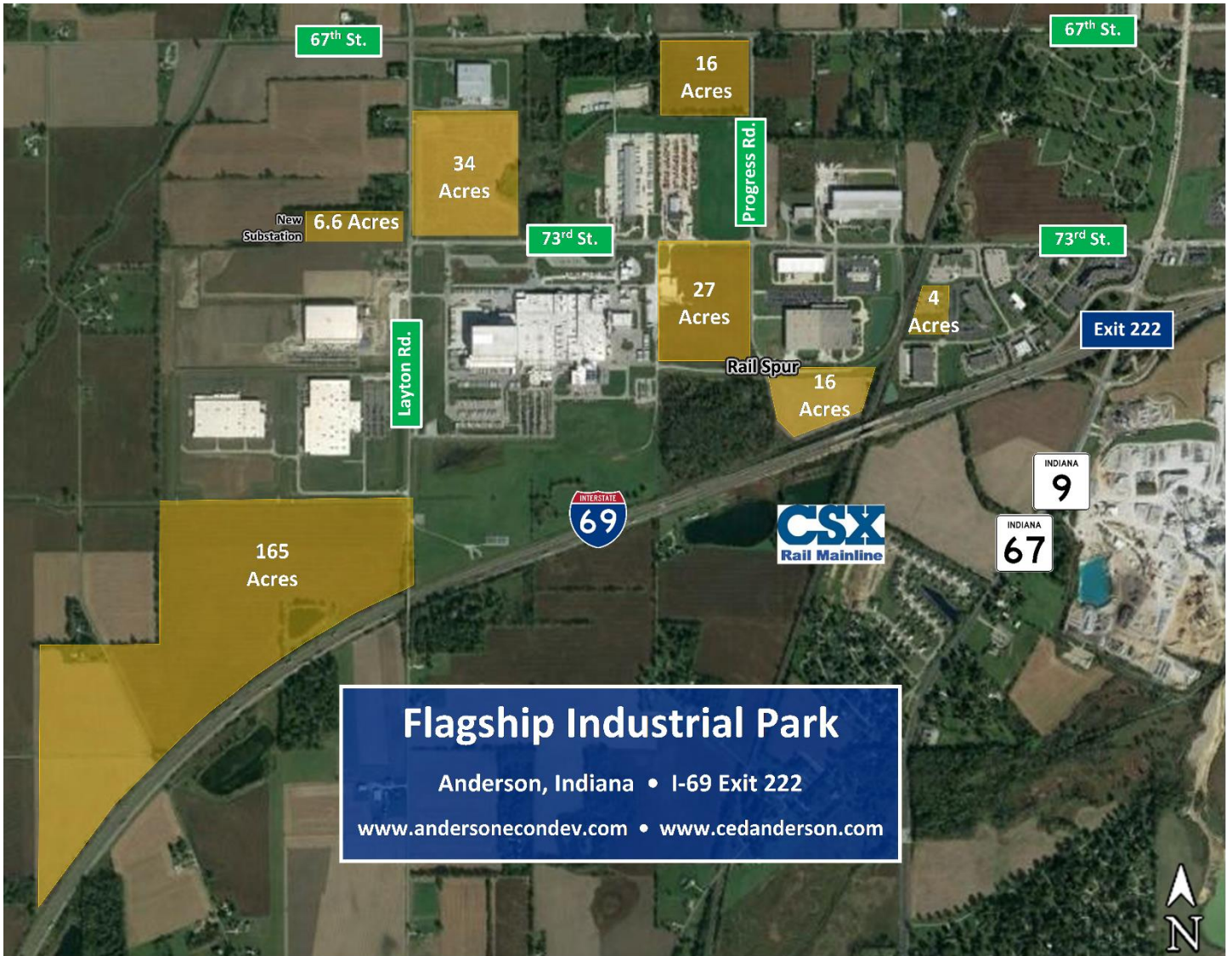


# Flagship Park



## Anderson • Madison County, Indiana

DRIVE TIME



# Flagship Industrial Park - Anderson (Madison County) IN

## Location:

Name: The Flagship  
Street: I-69 Exit #222 (SR 9 & 67)  
City/Town: Anderson  
Township: Fall Creek  
County: Madison  
In City/Town Limits: Yes

## Description:

Acreage Available: 4 to 165 acres  
Subdividable: Yes  
Price Per Acre: 4 ac. - Andra \$85,000/ac.  
6.6 ac. - Hulse \$50,000/ac.  
16 ac. - Bagot \$55,000/ac.  
16 ac. - Brewer \$40,000/ac.  
27 ac. - Paugh \$65,000/ac.  
35 ac. - Shearer \$45,000/ac.  
165 ac. - Mort \$55,000/ac.

Zoning Type: I-3 industrial reserve  
Topography: Flat  
100 Yr. Flood Plain: No

## Contact:

Company: Corporation for Economic Development  
Name: Rob Sparks  
Executive Director  
Phone: 765-642-1860  
E-mail: RobSparks@cedanderson.com

## Highway:

Interstate: I-69 (0 miles to Exit #222)  
Four-Lane Highway: SR 9 & 67 (0 miles)

## Rail & Port:

Railroad: CSX (Conrail)  
Trains per Day: 33 through the Park  
Spur On Site: Yes  
Nearest Port: Jeffersonville, IN  
or Cincinnati, OH (150 miles)

## Airport:

Commercial Airport: Indianapolis Intl (50 mi.)  
Local Airport: Anderson Municipal (10 mi.)

## Fire:

Fire Protection: City of Anderson  
Fire Rating: 3

## Environmental:

Stormwater: Ditch and pond system  
Wetlands: 23 acres S. of rail spur  
Air quality: Attainment area

## Sewer:

Sewer Supplier: City of Anderson  
Sewer Main Size: 2" & 4" on Enterprise Dr.  
3" on 73<sup>rd</sup> St. (On-Site)  
Multiple force mains  
into 12" gravity main  
System Total Capacity: 21.25 MGD  
System Avail. Capacity: 4.26 MGD  
System Type: Activated sludge plant  
with tertiary treatment  
Sewer Avg. Daily Use: 12.50 MGD

## Water:

Water Supplier: City of Anderson  
Water Main Size: 16 inch looped (On-Site)  
System Total Capacity: 12 MGD  
System Avail. Capacity: 0.5 MGD, additional 3  
MGD by 2019  
Water Source: Mainly Well  
Water Pressure: 3,319 GPM at 20 PSI  
Water Storage Capacity: 4.5 million gal. overhead  
Water Avg. Daily Use: 11.5 MGD

## Gas:

Gas Supplier: Vectren  
Gas Main Size: 2", 4", 6" (On-Site)  
Gas Main PSI: 40 PSI  
(2<sup>nd</sup>) Gas Main Size: 20" (On-Site -along I-69)  
(2<sup>nd</sup>) Gas Main PSI: 460 PSI

## Electric:

Electric Supplier: City of Anderson  
Electric Capacity: 30 MW  
Substation Distance: 1,200 ft.  
Distribution Voltage: 13.2 KV (On-Site)  
Transmission Voltage: 34.5 KV, 8,850 ft.  
Substation on site  
138 KV line nearby

## Telecommunications:

Telecom Supplier: Frontier or any ISP of  
customer's choice  
Tel. Line Distance: On-site, Redundant  
Broadband Providers: Lightbound, Zayo, &  
Indiana Fiber Networks  
Fiber Capacity: Up to OC-192

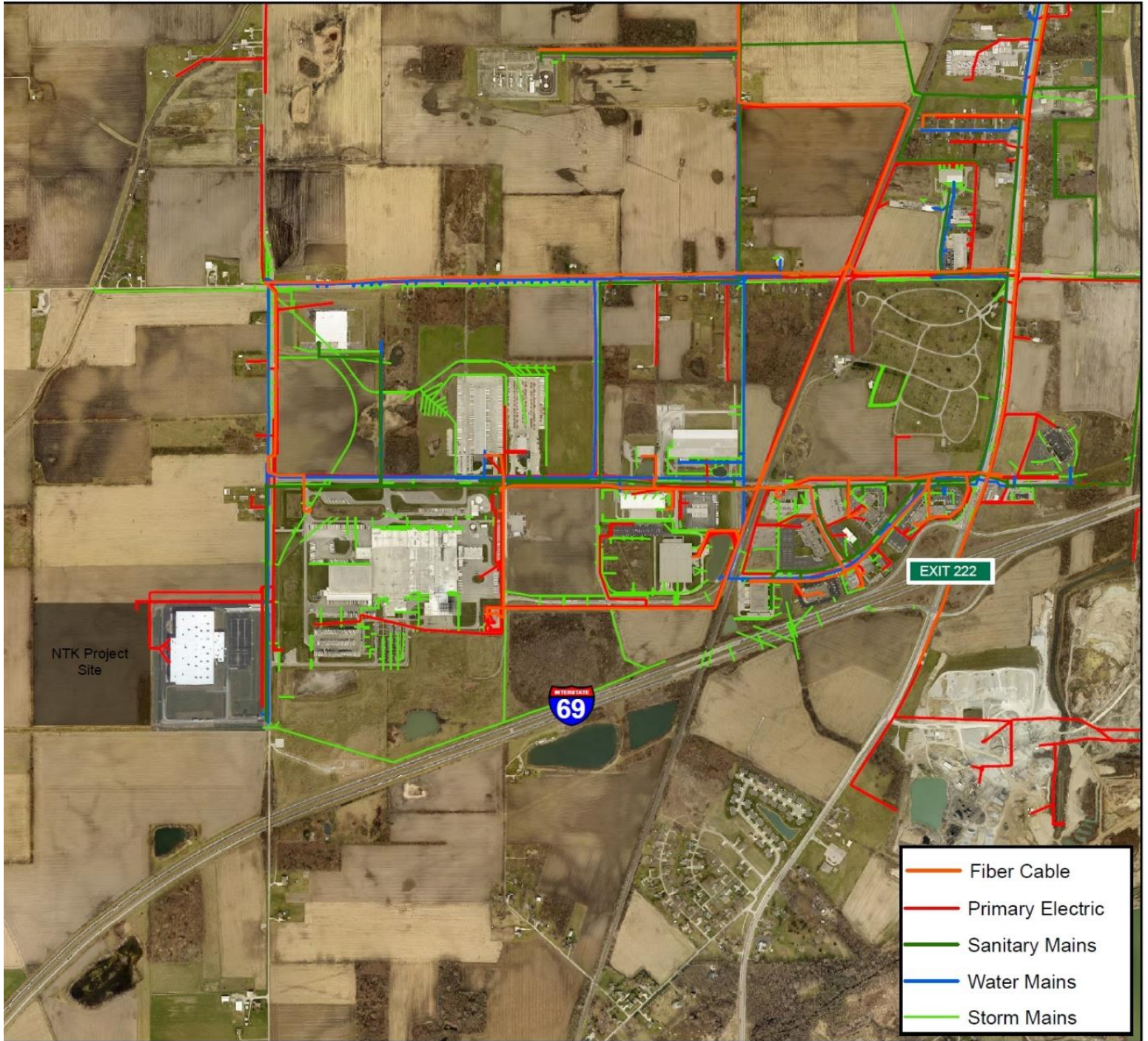
## Possible Incentives:

Foreign Trade Zone, Certified Technology Park,  
Tax Increment Financing, Tax Abatement

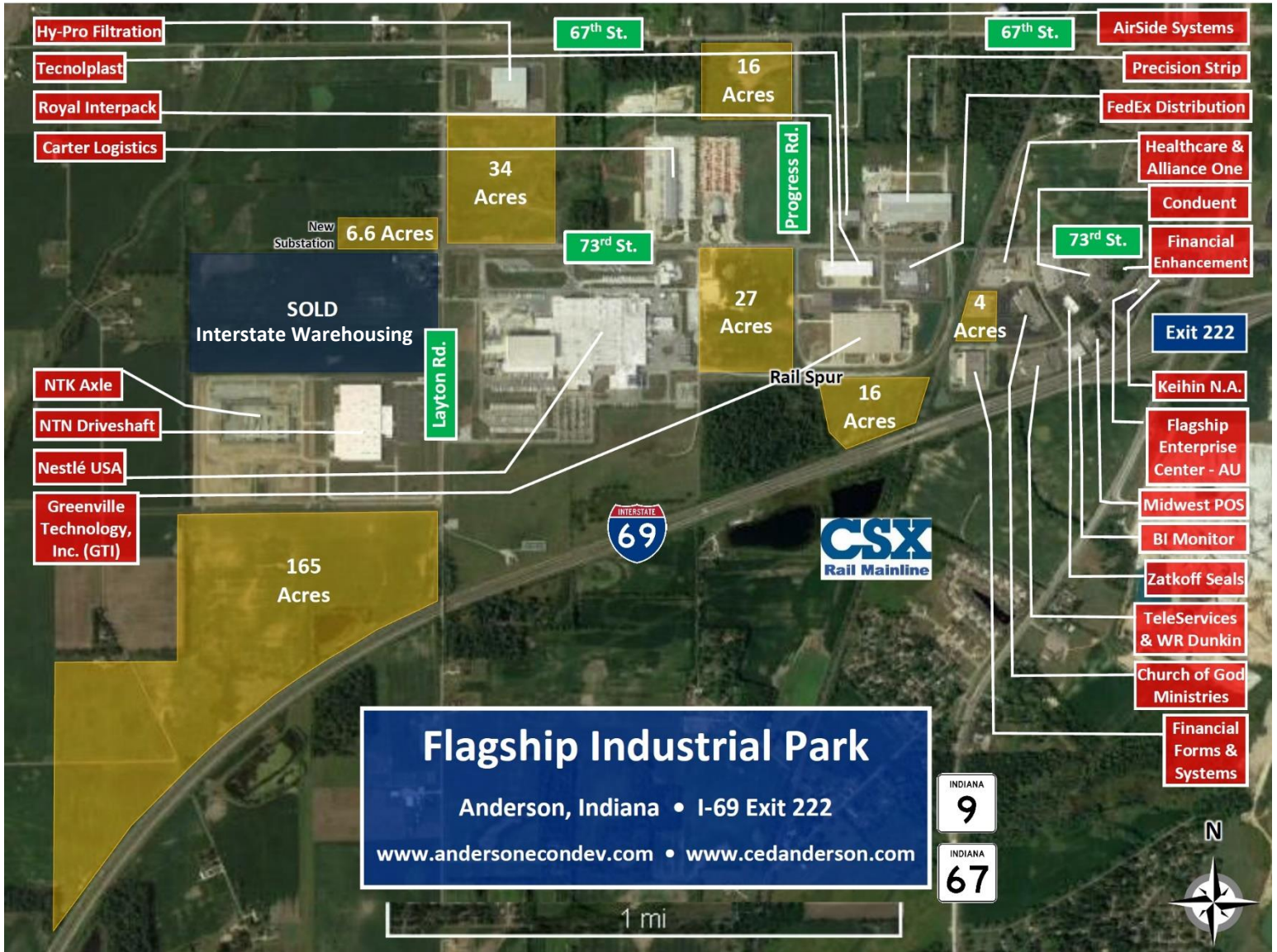
# Flagship Park Property Owners & Addresses



# Flagship Utilities Map



# Flagship Park Map of Companies



# Location Maps

