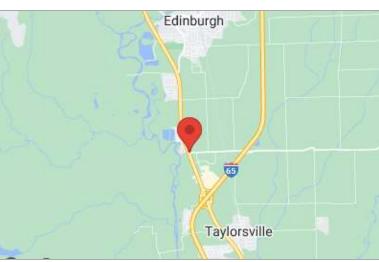
Bartholomew County I-65 & US 31 Industrial Park

12701 US 31, Edinburgh, Indiana 46124 - Bartholomew County





Property Details

Latitude/Longitude: 39.3176, -85.9685

Type of space: Industrial Min Size: 7 acres Max Size: 154 acres Last Updated: 9/23/2022

Contact Information

Company: Greater Columbus Indiana EDC (Bartholomew Co)

Contact Name: Jason Hester Address: 440 5th Street City: Columbus

State: Indiana Phone: 812-378-7300

Email: jhester@columbusin.org
Website: www.ColumbusIN.org



Availability

Current Use: Mix of Ag & Industrial, zoned Industrial

Total Size: 358
For Sale: Yes
Sale Price: \$55,000

Sale Terms: Parcels range from \$54,900/acre for parcel M9, to \$55,000/acre for parcels A1-A7 (A7 not-divisible), and \$75,000/acre for F1-F3 rail-adjacent

parcels.

Description

This shovel-ready industrial park is located along US 31 one mile from I-65 Exit 76 near Edinburgh, Indiana (part of the Columbus, Indiana MSA, and Bartholomew County, Indiana). The property features all utilities to the perimeter (including Gigabit-speed fiber), industrial zoning, TIF, and other local incentive potential, and some parcels can offer rail service via Louisville & Indiana RR.

A very unique feature of the industrial park is that the end-user will have access to one of three electric utility providers depending on the selected parcel, as the site is split-served by Duke Energy, Hoosier Energy (REMC), and Edinburgh Municipal (IMPA). The parcels at the corner of US 31 and 800 N, are also a recent recipient of the Duke Energy Site Readiness Certification. All parcels are privately owned by one of three separate owners (Al-Anna Properties to the north and Meadowlawn Industrial and Force Holdings to the south), with parcels ranging in size from 7 acres up to 153 contiguous acres among 358 total available acres.

<u>Click here to check out a bird's eye view of some of the larger parcels</u> and <u>here</u> for the remaining Duke Site Certified parcels.

For additional information, contact Jason Hester at Greater Columbus Indiana EDC. +1-812-378-7300.

Transportation

Interstate Name: I-65

Distance to Interstate: 0.9 miles

Highway Description: US 31 is a four-lane, divided highway connecting the

site to I-65 at Exit 76.

Nearby Highway: US 31

Distance to Nearest Highway: 0 miles

Nearest International Airport: Indianapolis International Airport

Distance to Nearest Airport: 46 miles

Regional Airport Name: Columbus Municipal Airport

Distance to Regional Airport: 7.5 miles

Rail Served: Yes

Rail Adjacent Site/Building: Yes Distance to Rail: At perimeter

Rail Provider: Louisville & Indiana RR

Port: Yes

Closest Port: Ports of Indiana/Jeffersonville

Distance to Port: 78 miles

Utilities

Electric Provider: Split-served by Duke Energy, Hoosier Energy (Bartholomew Co. REMC), and Edinburgh Municipal (IMPA)

Natural Gas: Yes

Distance to Natural Gas: At perimeter

Natural Gas Provider: Centerpoint Energy (Vectren)

Sewer: Yes

Distance to Sewer: At perimeter **Sewer Provider:** Edinburgh Municipal

Water: Yes





IN Bartholomew I65 US31 Overview IN Bartholomew I65 US31 Parcels





IN Bartholomew I65 US31 Rail

Concept

IN Bartholomew I65 US31
Neighboring Uses



IN Bartholomew I65 US31 Electric

Utility Map

Distance to Water: At perimeter **Water Provider:** Edinburgh Municipal

Telecom: Yes

Distance to Telecom: At perimeter

Telecom Provider: AT&T, Smithville, Comcast Business

Internet Connection: Yes

Distance to Internet: At perimeter **ISP:** AT&T, Smithville, Comcast Business

Maximum Bandwidth: Gigabit

Other

Tax District Name: German Township

Property Tax: \$1.4293

Incentives

Tax Increment Financing Area (TIF): Yes

Contacts

Alternate Contact Name: Jason Hester

Alternate Contact Company: Greater Columbus Indiana EDC (Bartholomew

Co.)

Alternate Contact Phone: +1.812.378.7300 Alternate Contact Address: 440 5th Street

Alternate Contact City: Columbus
Alternate Contact Zip: 47201

Alternate Email Address: info@columbusin.org

Alternate Web Site: ColumbusIN.org