

Bartholomew County I-65 & US 31 Industrial Park

12701 US 31, Edinburgh, Indiana 46124 - Bartholomew County

Bartholomew County I-65/US31 Site 7 - 154 Acres For Sale



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.

[Click here to check out a bird's eye view of some of the larger parcels](#) and [here](#) for the remaining Duke Site Certified parcels.

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



IN Bartholomew I65 US31
Overview



IN Bartholomew I65 US31 Parcels

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



IN Bartholomew I65 US31
Neighboring Uses



IN Bartholomew I65 US31 Rail
Concept

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 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

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