



# New Carlisle, IN Industrial Site

Direct access provides the best way for your business to handle inbound and outbound shipments by safe, efficient, and sustainable rail service. We have the resources and commitment to help you locate facilities at this potential rail-served site.

Our long-term commitment to growing along with your business will create benefits for your supply chain operations for years to come.



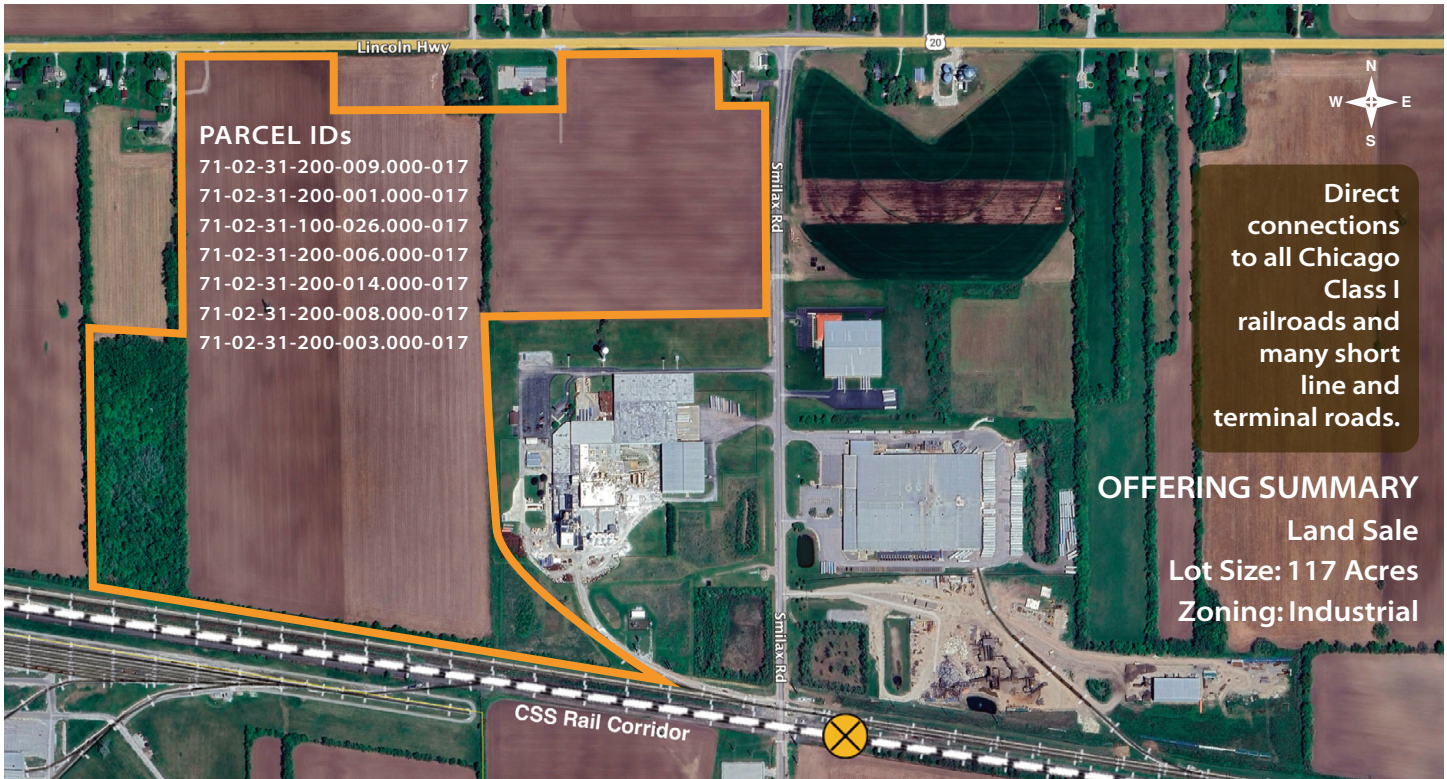
**ANACOSTIA RAIL HOLDINGS**  
[www.anacostia.com](http://www.anacostia.com)

### Contact

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## New Carlisle Park U.S. Highway 20 & Smilax Road



**PARCEL IDs**  
71-02-31-200-009.000-017  
71-02-31-200-001.000-017  
71-02-31-100-026.000-017  
71-02-31-200-006.000-017  
71-02-31-200-014.000-017  
71-02-31-200-008.000-017  
71-02-31-200-003.000-017

Direct connections to all Chicago Class I railroads and many short line and terminal roads.

**OFFERING SUMMARY**  
Land Sale  
Lot Size: 117 Acres  
Zoning: Industrial

### PROPERTY OVERVIEW

117 acres of industrial zoned property located at U.S. Highway 20 & Smilax Road. The property is included in the New Carlisle Economic Development Area as designated by St. Joseph County. 46 non-adjacent acres are also available. All utility infrastructure is adjacent to the site.

### UTILITIES

#### Electric

- AEP can provide 69kV 3 phase at this site.

#### Natural Gas

- NIPSCO has a 4" or a 10" distribution natural gas main adjacent to the site. Any projects interested in this site will be evaluated independently by NIPSCO engineers to determine the best way to serve the project.

#### Water

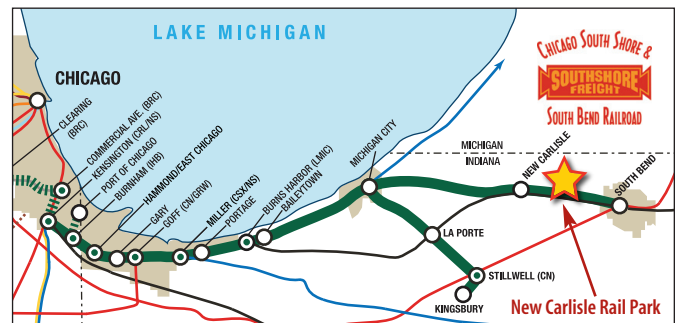
- Water is provided by the Town of New Carlisle with a 16" main capable of 2000 GPM at 90 PSI.

#### Waste Water

- Waste water is handled by the City of South Bend with a 30" sanitary sewer.

#### Telecom/Internet Providers

- Brightspeed – Telcom/Internet
- Surf Internet – Internet
- ChoiceLight – Dark Fiber



### LOCATION OVERVIEW

- 7 miles from Indiana Toll Road entrance
- 19–20 miles from I-94
- 7 miles from I-31
- 47 miles from I-65
- 4 miles from Michigan border
- 90 minutes from downtown Chicago



For additional information

Find out more about Anacostia and CSS at [youtube.com/watch?v=6WmpjRPeFYY&t=4s](https://youtube.com/watch?v=6WmpjRPeFYY&t=4s)