



# Potential Rail-Served 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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## Bartholomew County I-65 & US 31 Industrial Park

12701 US 31, Edinburgh, IN 46124 – Bartholomew County



## PROPERTY OVERVIEW

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.

## UTILITIES

### Electric

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

### Natural Gas

- Provider: CenterPoint Energy
- Distance to Natural Gas: At perimeter

### Water/Wastewater

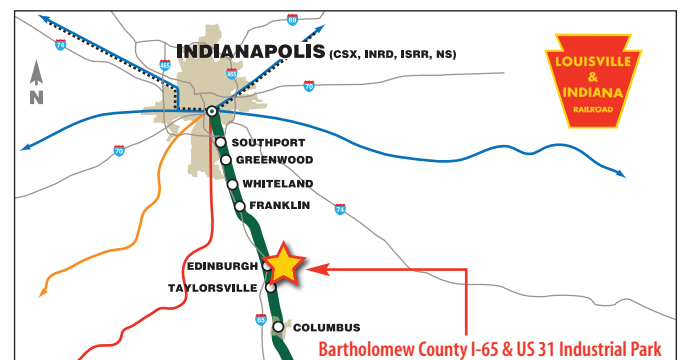
- Provider: Edinburgh Municipal
- Distance to Sewer/Water: At perimeter

### Telecom/Internet

- Provider: AT&T, Smithville, Comcast Business
- Distance to Telecom/Internet: At perimeter
- Maximum Bandwidth: Gigabit

Find out more about Anacostia and LIRC at  
[youtube.com/watch?v=J6m969\\_PuOA&t=4s](https://youtube.com/watch?v=J6m969_PuOA&t=4s)

Source: [columbusin.org](http://columbusin.org)



## LOCATION OVERVIEW

- 0.9 miles to I-65
- 0 miles to US 31
- 46 miles to Indianapolis Internat'l Airport
- 7.5 miles to Columbus Municipal Airport
- 78 miles to Ports of Indiana/Jeffersonville



For additional  
information