



# North Manchester Industrial Complex

North Manchester, IN 46962

The North Manchester Industrial Park is one of three industrial parks strategically located around Wabash County, Indiana. This park is in close proximity to major employers including Intertech Products and MPS Egg Farms. The park has over 90 acres of land available that is shovel ready and prepared to welcome new development.

## Property Highlights

- Designated Shovel Ready Gold by Indiana Office of Community and Rural Affairs (OCRA)
- 94 acres available for development
- Includes access to Norfolk Southern rail spur
- Strategically located in close proximity to major roadways
- Located in designated Tax Increment Financing (TIF) district
- Designated as Duke Site Readiness site

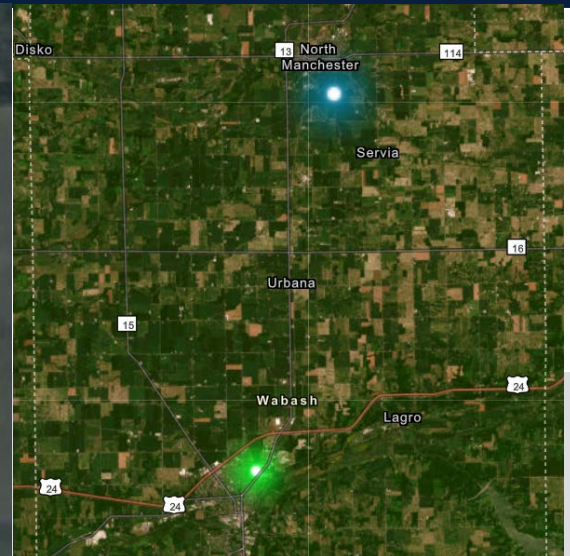
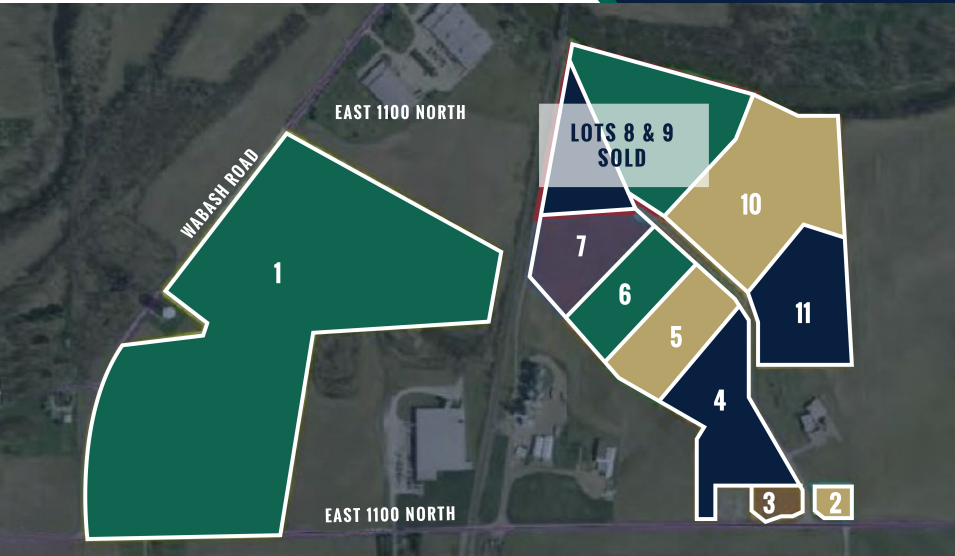
Scan to view Interactive Map!



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**Grow Wabash County**



## Property Details

**Acreage:** 95 Greenfield acres  
**Section 1:** 53.61 acres  
**Section 2:** 0.66 acres  
**Section 3:** 0.94 acres  
**Section 4:** 6.63 acres  
**Section 5:** 4.86 acres  
**Section 6:** 4.87 acres  
**Section 7:** 5 acres  
**Section 8:** SOLD  
**Section 9:** SOLD  
**Section 10:** 12.06 acres  
**Section 11:** 6.55 acres  
**Zoning:** Light Industrial  
**Topography:** Largely Flat  
**Soil Type:** Soil information available upon request.  
**Sale Price:** \$20,000/acre  
**Description:** Section 2 consists of 5-10 acre tracts, ideal for smaller requirements. 50± acres are available in Section 1.

## Transportation

**Interstate Name:** I-69  
**Distance to Interstate:** 40 miles  
**Highway Description:** 4 lane highway  
**Nearby Highway:** St Rd 13  
**Distance to Nearest Highway:** 1 mile  
**Nearest International Airport:** Fort Wayne International Airport  
**Distance to Nearest Airport:** 33 miles  
**Regional Airport Name:** Wabash Municipal Airport  
**Distance to Regional Airport:** 17 miles  
**Regional Airport Runway Length:** 4401 ft  
**Rail Provider:** Norfolk Southern -  
**Distance to Rail:** Onsite  
**Port:** Port of Indiana - Burns Harbor  
**Distance to Port:** 109 miles

## Utilities

**Electric:** 12 Kv, 3-phase  
**Electric Provider:** Duke Energy  
**Natural Gas Provider:** NIPSCO  
**Natural Gas Line Size:** 4 inch  
**Distance to Sewer:** Onsite  
**Sewer Provider:** Town of North Manchester  
**Sewer Line:** 4 inch  
**Distance to Water:** Onsite  
**Water Provider:** Town of North Manchester  
**Water Line:** 8 inch  
**Water Tank:** Yes  
**Water Tank Capacity:** 400,000 gallon  
**Telecom/Fiber Provider:** Metronet

*Report provided by the State of Indiana <http://statein.zoomprospector.com>*

