



Wabash NE Business Complex

State Rd 13 & US 24 • Wabash, IN 46992

The Wabash NE Business Complex is one of three industrial parks strategically located around Wabash County, Indiana. This park is already home to major employers including Living Essentials, home of 5 Hour Energy. This complex is also the future site of a \$300M+ expansion project for the Ford Meter Box Company. In addition to there being over 30 acres of shovel ready land available for development, the City of Wabash has partnered with Logan Properties to construct multiple speculative or “build to suit” buildings within the park.



Property Highlights

- Designated Shovel Ready by Indiana Office of Community and Rural Affairs (OCRA)
- 37 contiguous acres available for development
- First speculative building expected to be move-in ready by Summer 2025
- Strategically located in close proximity to major roadways



Grow Wabash County
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www.growwabashcounty.com



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Property Details

Acreage: 242 Greenfield Acres

Section 1: SOLD

Section 3: 6.46 acres

Section 4: 2.5 acres

Section 5: 4.75 acres

Section 6: SOLD

Section 7: 5.6 acres

Section 8: 7.63 acres

Section 9: 10.41 acres

Section 10: SOLD

Shovel Ready: Prime (IN) –

Documentation available upon request

Zoning: Light Industrial

Topography: Slight grade

Soil Type: Soil information available upon request.

Sale Price: \$20,000/acre

Description: The site is divided into various sized parcels from 4–91 acres. Sites are divisible.

Transportation

Interstate Name: I-69

Distance to Interstate: 29 miles

Highway Description: 4 lane highway.

Nearby Highway: St Rd 13 & US 24

Distance to Nearest Highway:
1 mile each

Nearest International Airport: Fort Wayne International Airport

Distance to Nearest Airport:
41 miles

Regional Airport Name:
Wabash Municipal Airport

Distance to Regional Airport: 3 miles

Regional Airport Runway Length: 4401 ft

Rail Provider: Norfolk Southern

Port: Port of Indiana - Burns Harbor

Distance to Port: 109 miles

Utilities

Electric: 12.6 Kv Service, 69Kv available

Electric Provider: Duke Energy

Natural Gas Provider: NIPSCO

Natural Gas Line Size: 6 inch

Natural Gas Pressure: High

Distance to Sewer: On site

Sewer Provider: City of Wabash

Sewer Line: 10 inch

Distance to Water: On site

Water Provider: Indiana American Water

Water Line: 12 inch

Water Tank: Yes

Water Tank Capacity: 750,000 gallon

Telecom/Fiber Provider: Metronet

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



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