

Flagship Park



Anderson • Madison County, Indiana

DRIVE TIME



Flagship Industrial Park - Anderson (Madison County) IN

Location:

Name: The Flagship
Street: I-69 Exit #222 (SR 9 & 67)
City/Town: Anderson
Township: Fall Creek
County: Madison
In City/Town Limits: Yes

Description:

Acreage Available: 4 to 165 acres
Subdividable: Yes
Price Per Acre: 3.94 ac. - Andra \$400,000 total
165 ac. - Mort \$90,000/ac.
Zoning Type: I-3 industrial reserve
Topography: Flat
100 Yr. Flood Plain: No

Contact:

Company: Madison County
Economic Development
Name: Rob Sparks
Executive Director
Phone: 765-642-1860
E-mail: RobSparks@madisonced.com

Highway:

Interstate: I-69 (0 miles to Exit #222)
Four-Lane Highway: SR 9 & 67 (0 miles)

Rail & Port:

Railroad: CSX (Conrail)
Trains per Day: 33 through the Park
Spur On Site: Yes
Nearest Port: Jeffersonville, IN
or Cincinnati, OH (150 miles)

Airport:

Commercial Airport: Indianapolis Intl (50 mi.)
Local Airport: Anderson Municipal (10 mi.)

Fire:

Fire Protection: City of Anderson
Fire Rating: 3

Environmental:

Stormwater: Ditch and pond system
Wetlands: 23 acres S. of rail spur
Air quality: Attainment area

Sewer:

Sewer Supplier: City of Anderson
Sewer Main Size: 2" & 4" on Enterprise Dr.
3" on 73rd St. (On-Site)
Multiple force mains
into 12" gravity main
System Total Capacity: 21.25 MGD
System Avail. Capacity: 4.26 MGD
System Type: Activated sludge plant
with tertiary treatment
Sewer Avg. Daily Use: 12.50 MGD

Water:

Water Supplier: City of Anderson
Water Main Size: 16 inch looped (On-Site)
System Total Capacity: 12 MGD
System Avail. Capacity: 3.5 MGD
Water Source: Mainly Well
Water Pressure: 3,319 GPM at 20 PSI
Water Storage Capacity: 4.5 million gal. overhead
Water Avg. Daily Use: 11.5 MGD

Gas:

Gas Supplier: Vectren
Gas Main Size: 2", 4", 6" (On-Site)
Gas Main PSI: 40 PSI
(2nd) Gas Main Size: 20" (On-Site -along I-69)
(2nd) Gas Main PSI: 460 PSI

Electric:

Electric Supplier: City of Anderson
Electric Capacity: 30 MW
Substation Distance: 1,200 ft.
Distribution Voltage: 13.2 KV (On-Site)
Transmission Voltage: 34.5 KV, 8,850 ft.
Substation on site
138 KV line nearby

Telecommunications:

Telecom Supplier: Frontier or any ISP of
customer's choice
Tel. Line Distance: On-site, Redundant
Broadband Providers: Lightbound, Everstream
Fiber Capacity: Up to OC-192

Possible Incentives:

Foreign Trade Zone, Certified Technology Park,
Tax Increment Financing, Tax Abatement

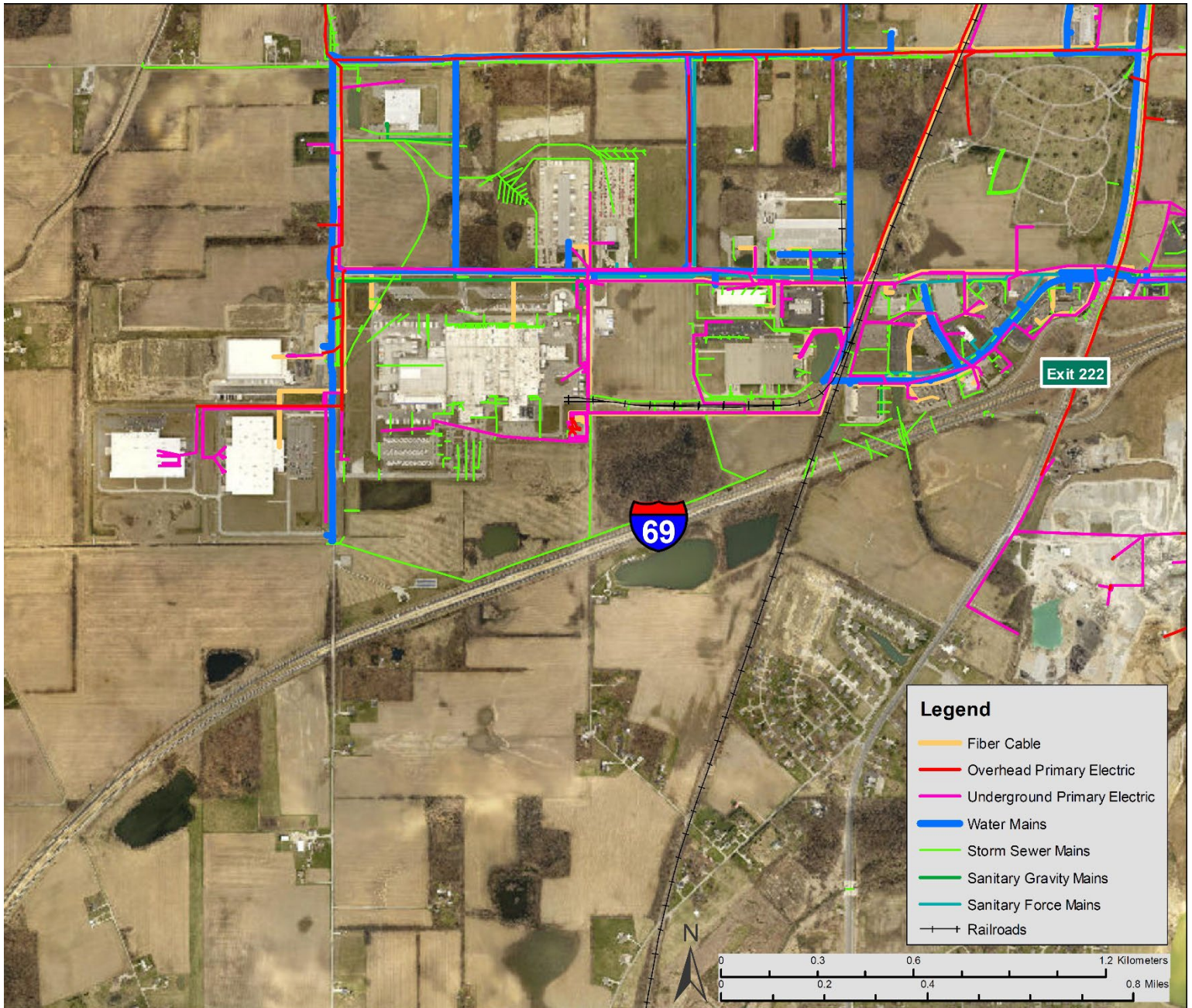
Comments:

3.94 acre site has drainage work complete as well
as 1.3 acre paved parking lot on north boundary.

Flagship Park Property Owners & Addresses



Flagship Park Utilities Map



Flagship Mort Utility Information

Water Utility

Neal McKee
Director
City of Anderson Water Utility
nmckee@cityofanderson.com
(765) 648-6429

Current Water Rate Schedule:
<https://www.cityofanderson.com/DocumentCenter/View/287/Water-Rates>

Wastewater Utility

\$6.844 per 1000 gallons or \$5.12 per 100 Cubic Feet for industrial plus \$20.85 billing fee
Other fees and charges may apply depending on discharge levels; Tap fee may apply.

	Lower Limit	Upper Limit (Before Surcharges Set In)	Hard Limit (Cannot Go Over This Limit)	Surcharge Over Upper Limit
	mg/L	mg/L	mg/L	\$/lb
BOD	N/A	500	12,500	0.41
TSS	N/A	500	7,704	0.36
Chloride	N/A	N/A	N/A	N/A
Cadmium	N/A	N/A	0.05	N/A
Chromium	N/A	N/A	2.36	N/A
Copper	N/A	N/A	1.5	N/A
Cyanide	N/A	N/A	0.09	N/A
Nickel	N/A	N/A	2.28	N/A
Lead	N/A	N/A	0.24	N/A
Zinx	N/A	N/A	3	N/A
BTEX	N/A	N/A	0.13	N/A
Non-polar FOG	N/A	N/A	100	N/A
Polar FOG	N/A	N/A	238	N/A
PH	5.0 su	N/A	12.0 su	N/A
Phosphorus	21.3			

Ryan Paschal
Superintendent
City of Anderson Water Pollution Control Department
rpaschal@cityofanderson.com
(765) 648-6565

Stormwater Utility

Stormwater Tap Fee: \$150/acre (\$50/ac application fee + \$100 availability fee) plus \$50/ERU*
Monthly Stormwater Charge: \$3.50/ERU

*1 Equivalent Residential Unit or ERU = 2,500 SF impervious area

Matthew J. House, P.E.
City Engineer
City of Anderson Engineering Department
mhouse@cityofanderson.com
(765) 648-6118

Zoning

Todd Fisher
Building Commissioner
City of Anderson
tfisher@cityofanderson.com
(765) 648-6057

City of Anderson Zoning Guide:
<https://www.cityofanderson.com/DocumentCenter/View/133/Zoning-Guide>

Natural Gas Utility

Brian Volpatti
Economic Development & Industrial Sales Account Manager
CenterPoint Energy
brian.volpatti@centerpointenergy.com
(937) 312-2560

Tariff for natural gas services by Vectren in Northern Indiana:
<https://www.vectren.com/assets/downloads/rates/in-north-gas-tariff.pdf>

Electric Power Utility

Paul Syverson
Director
Anderson Municipal Light & Power (AML P)
psyverson@cityofanderson.com
(765) 648-6506

Current Electric Utility Rate Schedule for Commercial Customers:
<https://www.cityofanderson.com/454/Commercial-Rates>

Fiber Optic

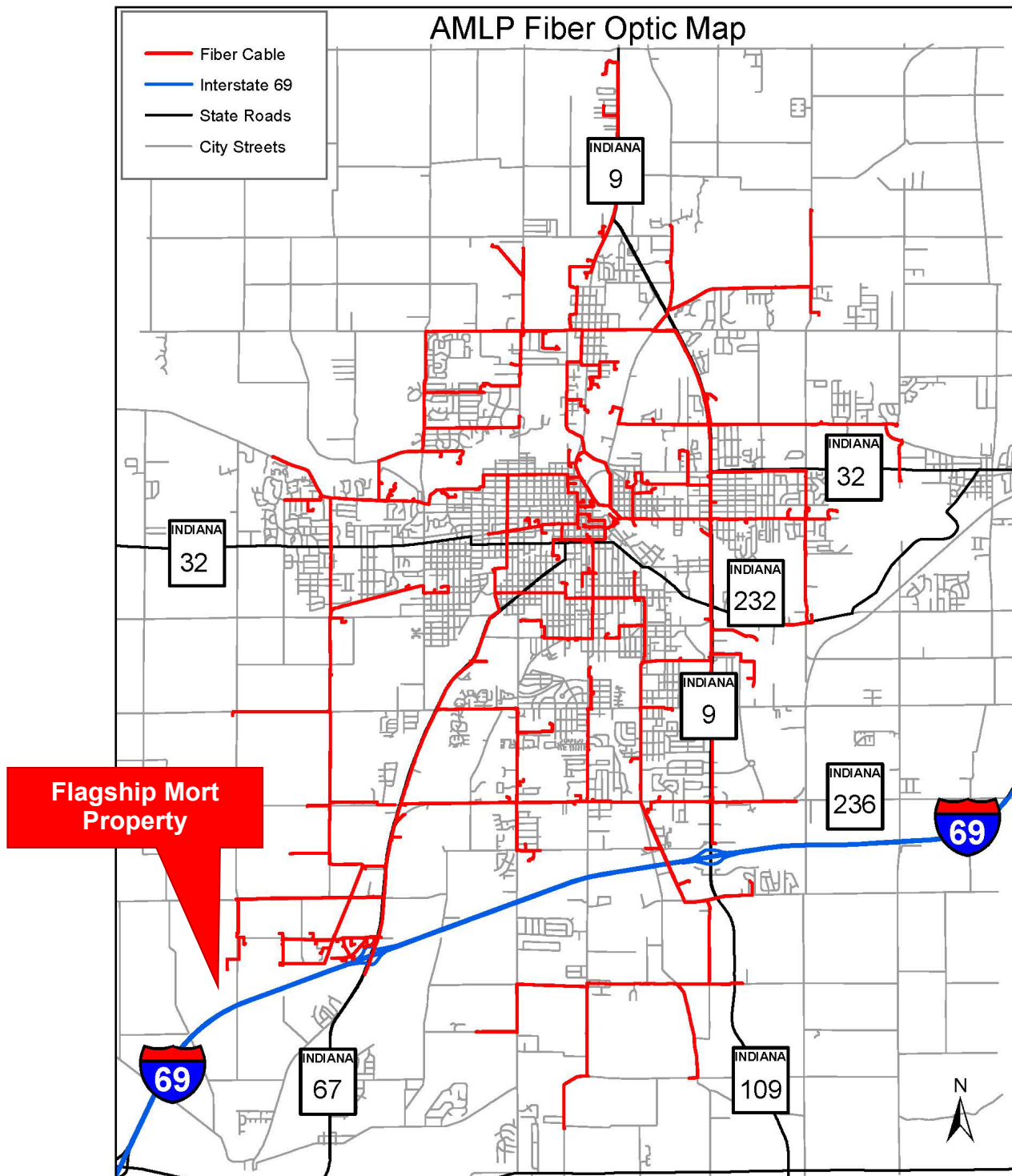
Anderson Municipal Light & Power (AMLP) has made a significant investment in the over 100 miles of city-owned and -operated fiber optic system. AMLP offers both dark and lit fiber. We use multiple private Internet Service Providers (ISPs) to offer speed up to 10 Gbps.

Brandon Karr

Network Supervisor, Anderson Municipal Light & Power (AMLP)

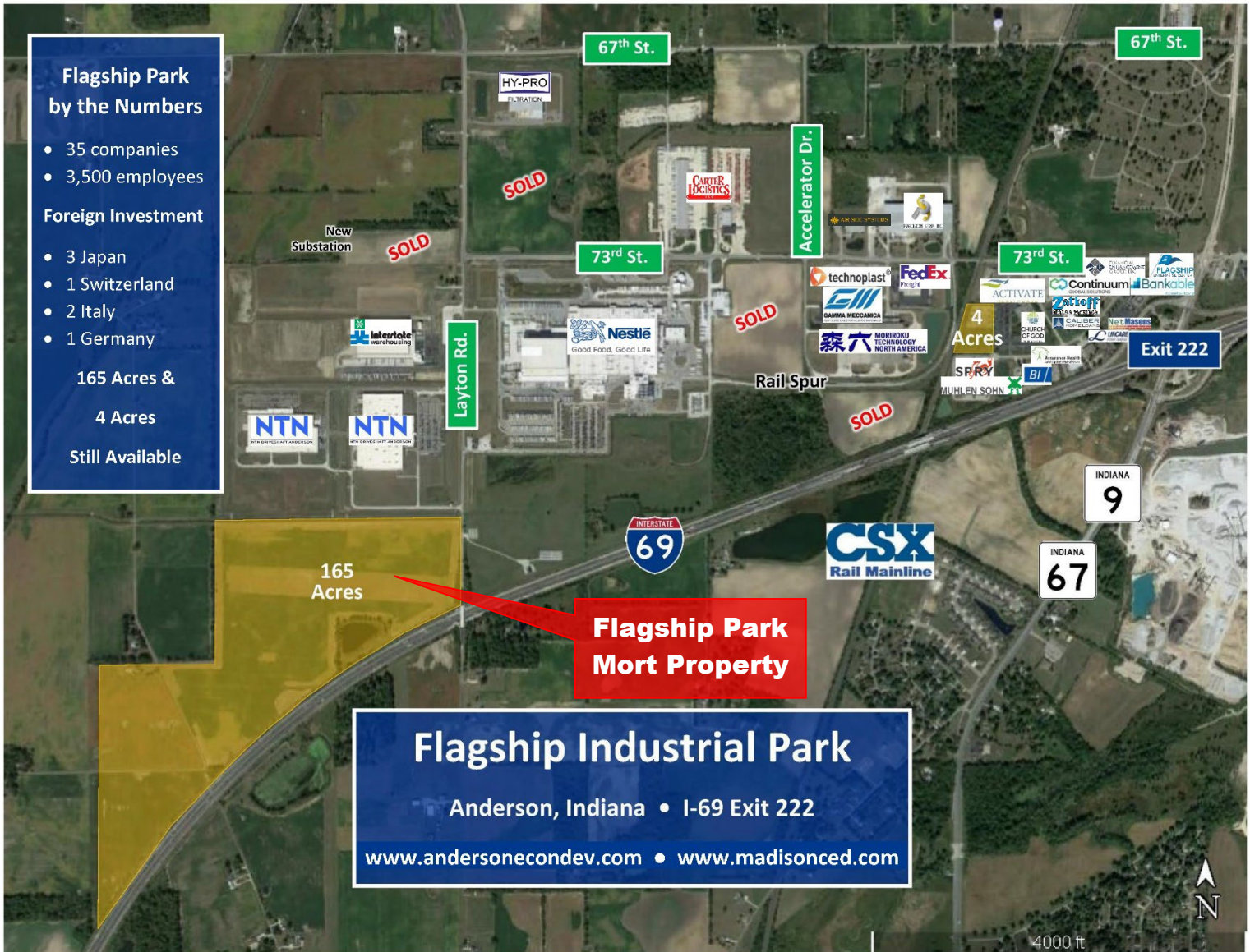
bkarr@cityofanderson.com

(765) 648-6456



Flagship Park Map of Companies

Flagship Park currently has 35 companies bringing in over 3,500 employees to the I-69 Exit 222 area.
Leading the way in Flagship Park is Nestlé USA with more than 830 employees.



Flagship Park List of Companies

I-69 Exit #222 Businesses

Anderson (Madison County), Indiana

(3,580 Current Employees)

Flagship Park (3,465 Total Employees)

Air Side Systems, LLC
Industrial Machinery Manufacturer
Employs: 13

Anderson University MBA
Higher Education
Staff: 8
Students: 20

Assurance Health Systems
Health Care
Employs: 49

BI Monitoring
Monitoring
Employs: 115

Caliber Funding
Mortgage Banking
Employs: 3

Carter Express & Logistics
Logistics & Trucking
Employs: 519

Church of God Ministries
Headquarters
Employs: 46

Servant Solutions: 13
Warner Press: 28
Christian Women: 5
Children of Promise: 8

Continuum Global Solutions
Call Center
Employs: 72

Element212
Web Development
Employs: 10

Enerdel, Inc.
Lithium-ion Battery Manufacturer
Employs: 46

Excel Center
Education
Staff: 20
Students: 295

Everside Health
Health Care
Employs: 7

FedEx
Distribution
Employs: 44

Financial Enhancement Group
Financial Services
Employs: 14

Flagship Enterprise Center
Business Development
Employs: 19

Greenville Technology Inc.
Auto Parts Manufacturing
Employs: 247

Hy-Pro Filtration
Industrial Filtration Manufacturer
Employs: 154

Interstate Warehousing, Inc.
Cold Storage
Employs: 160

LeClanché North America
Energy Storage Solutions
Employs: 9

Lincare
Medical Equipment
Employs: 12

Mammoth Construction
Construction Office
Employs: 20

Muhlen-Sohn
Industrial Belt Warehousing
Employs: 16

Nestlé USA
Beverage Manufacturing & Distribution
Employs: 829

Netmason, Inc.
Web Development
Employs: 7

NTN Driveshaft
Auto Parts Manufacturing
Employs: 530

Precision Strip, Inc.
Steel & Metal Processing
Employs: 107

Spry Brands
Warehousing
Employs: 40

Tecnoplast
Chemical Filtration Manufacturer
Employs: 8

Zatkoff Seals & Packings
Seals Distribution
Employs: 14

Enterprise Park (115 Total Employees)

Central Indiana Orthopedics
Medical Facility
Employs: 75

Jack's Donuts
Restaurant
Employs: 12

Raymond James
Financial Advisors
Employs: 10

Skyline Chili
Restaurant
Employs: 11

Speedway
Convenience Store
Employs: 7

Updated: May 2025

Location Maps

