



STONEBRIDGE BUSINESS PARK

ALLEN COUNTY, INDIANA



PROPERTY DETAILS:

LAND SIZE: Noncontiguous tracts of 28.9, 25.6, and 10 acres

ZONED: BTI

- Utilities on site
- One mile from I-69 and I-469
- Adjacent to General Motors' Fort Wayne Assembly plant

CONTACT:

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Director of Economic Development

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EASY ACCESS TO TWO INTERSTATES

Prime logistics greenfield site, one mile from I-69 and I-469 and adjacent to General Motors' Fort Wayne Assembly plant.

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PROJECT INFORMATION

ADDRESS 13500 Lafayette Center Rd., Roanoke, IN

COUNTY Allen

TOWNSHIP Lafayette

FINANCIAL INFORMATION

SALE PRICE \$51,000 per acre

SITE DATA

TOTAL LAND AREA 64.5 acres (three noncontiguous tracts)

ZONING BTI

LARGEST TRACT 28.9 acres

SMALLEST TRACT 10 acres

MISCELLANEOUS DATA

NEAREST INTERSTATE I-69 and I-469

AIRPORT DEVELOPMENT ZONE No

FOREIGN TRADE ZONE No

SHOVEL READY Yes

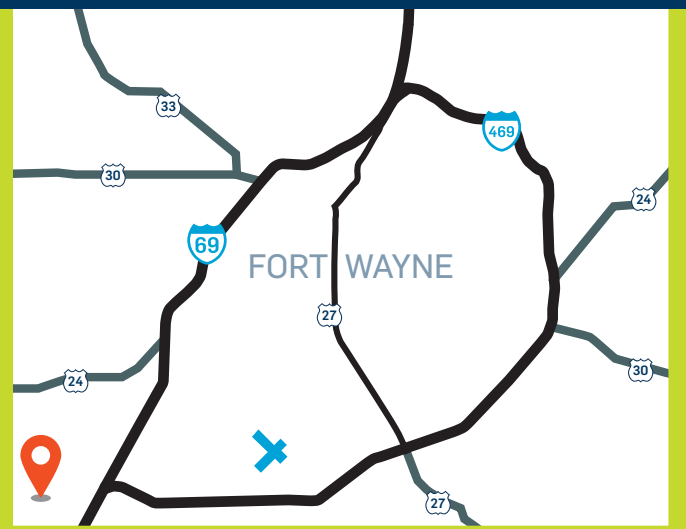
RESTRICTIVE COVENANTS Yes

ENVIRONMENTAL Yes

TAX DATA Lafayette Township / Allen County

ECONOMIC DEVELOPMENT AREA Yes

EXPANDED VIEW OF FORT WAYNE / ALLEN COUNTY



UTILITIES

SEWER Fort Wayne City Utilities - 10" gravity line

WATER Fort Wayne City Utilities - 12" water main

GAS NIPSCO

ELECTRIC Heartland REMC

HIGH SPEED DATA Various

RAIL SERVICE No

STORM WATER Shared association



**GREATER
FORT WAYNE INC.**
METRO CHAMBER ALLIANCE

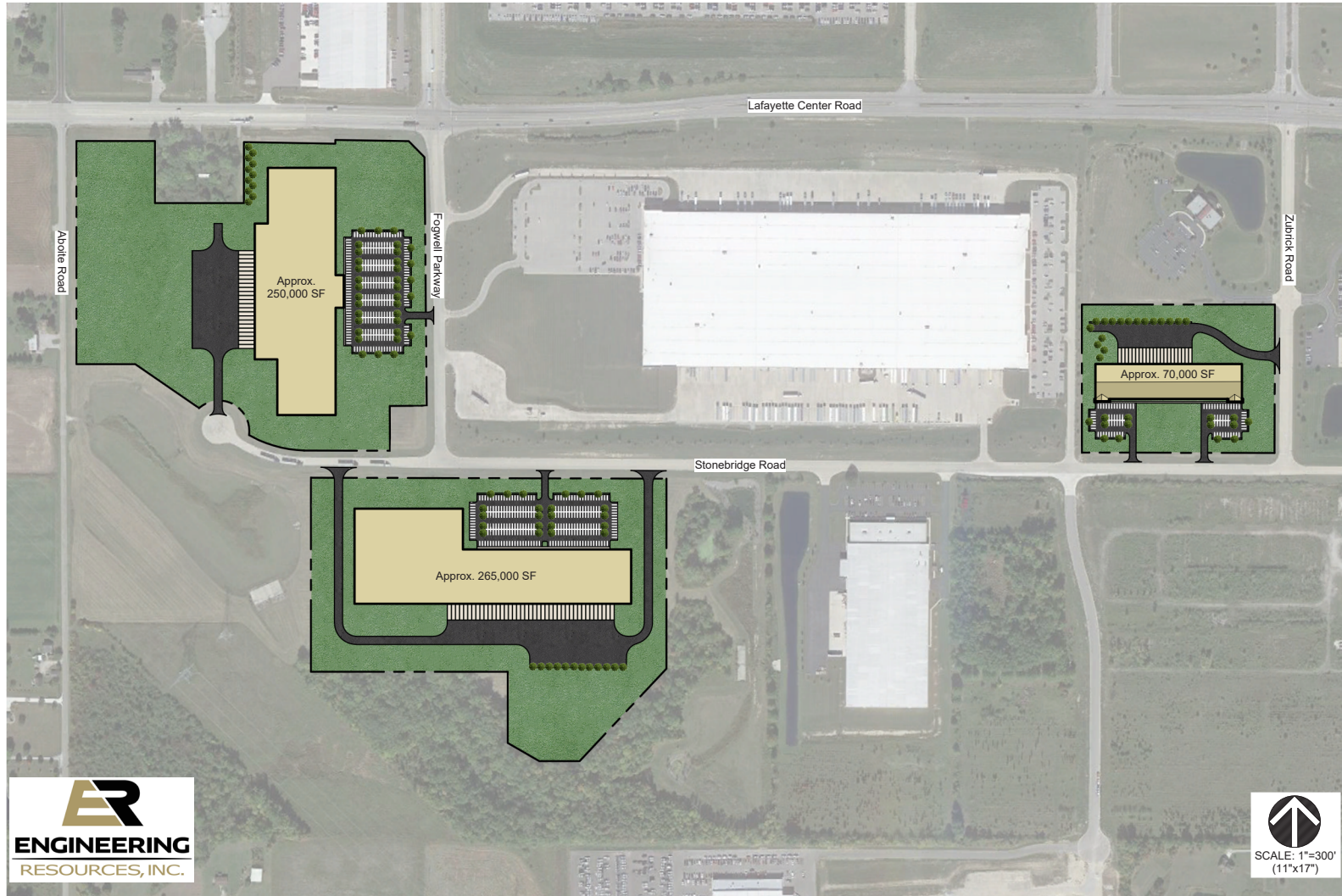


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SITE RENDERINGS & LAYOUT POTENTIAL

This aerial rendering showcases three available land tracts and potential development layouts within the Stonebridge Industrial Park.



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