

# For Sale

Batesville Industrial Park



Availability	
Lot 1:	± 10.63 acres
Lot 2:	± 0.927 acres
Lot 3:	± 6.06 acres
Lot 4:	± 7.88 acres
Lot 5:	Retention Lot
Lot 6:	± 6.65 acres
Lot 7:	± 10.34 acres
Lot 8:	± 11.95 acres
Lot RA:	± 11.51 acres

## Merkel Road

Batesville, IN, 47006

Sale Price

Call Broker

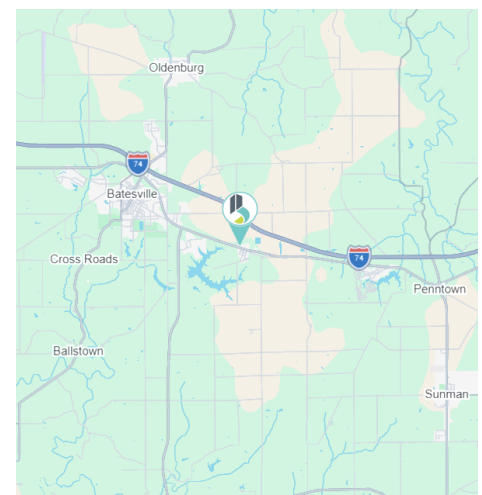
Size

Lots ± 0.927 - 11.95 acres

### Property Highlights

The Batesville Industrial Park in Batesville, Indiana, is a strategic, 74-acre economic hub located just six minutes from I-74. Designed for manufacturing, warehousing, and distribution, it offers shovel-ready sites, extensive utilities, and localized business incentives.

- Available Sites: The park features multiple shovel-ready parcels available for commercial development.
- Acreage: Up to ± 74.7 acres total; Lots are available in varying sizes and can be subdivided



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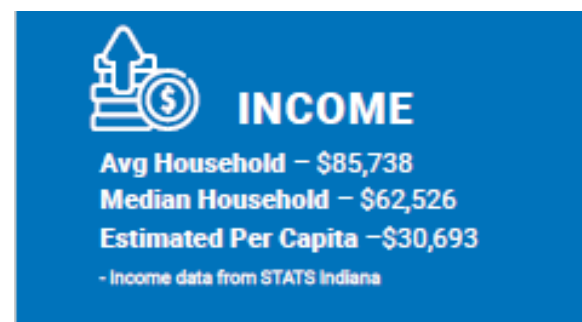
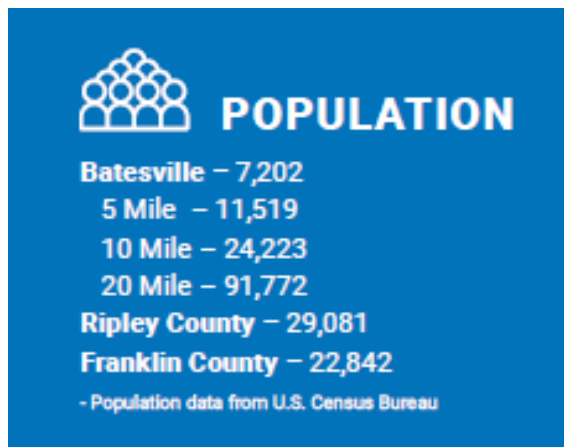
Merkel Rd, Batesville, IN 47006

## Key Highlights

- **Strategic Location:**
  - o minutes to the I-74 interchange.
  - o 82 minutes to Indianapolis International Airport.
  - o ~45 minutes to Cincinnati/Northern Kentucky International Airport.
  - o Proximate to regional hubs for FedEx, UPS, and DHL.
- **Utilities & Infrastructure:** Features gig-capable fiber-driven internet, robust electrical/natural gas access, and high-capacity freshwater and sewer systems.
- **Anchor Businesses:** Home to major employer IKIO LED Lighting which occupies 51,000 foot facility within the park.

## Utilities

<b>Sewer</b>	City of Batesville
<b>Water</b>	City of Batesville
<b>Electric</b>	Duke Energy & Southeastern Indiana REMC
<b>Gas</b>	City of Batesville
<b>Telephone</b>	Great Plains Communications & Frontier



# Geographic Page

Merkel Rd, Batesville, IN 47006

