

12 Acre
Eastbrook Industrial Site
North Central Indiana Location
Kosciusko County Milford, IN

Zoned I—2 Light Industrial

Property Address:
710 North Old State Road 15
Milford, IN 46542



12 Acres
Lot Size 650' x 795'

Owner will Build to Suit

Nipsco Natural Gas * Nipsco Electric (69kv on site)
Municipal Water (8") Sewer (10") Town of Milford

Numerous State and Local Incentives

Direct Road Frontage

I—2 Zoning (Light Industrial)

Direct access to SR 15 via CR 1300 N

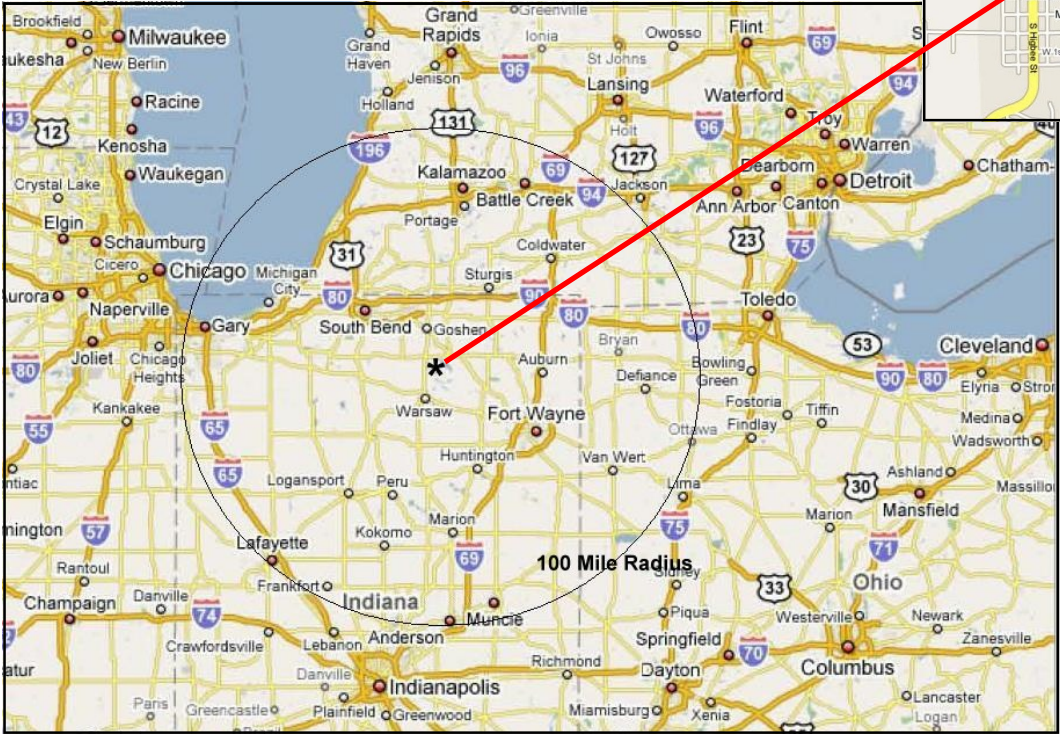
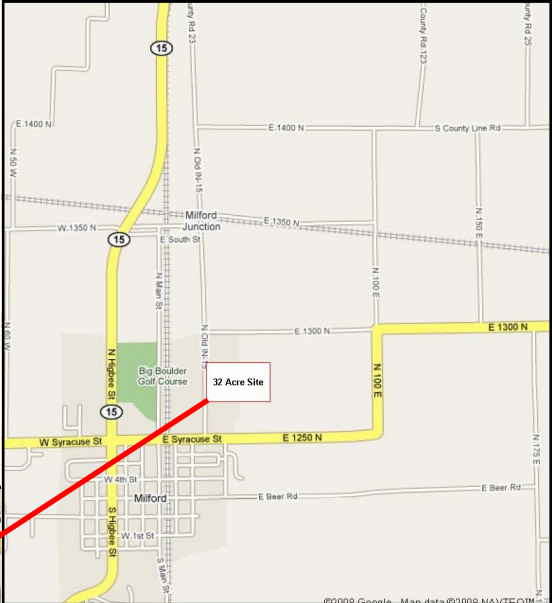
Close Proximity to Elkhart County

Excellent location for Manufacturing / Warehousing

Excellent available work force and affordable housing in the area.

Offered by LMA Development LLC Contact Fred Ramser 574-536-5372

- Available Work Force
- Incentives
- Utilities
- Community Support
- Build to Suit
- Zoned Industrial
- Fast Track Construction



About Kosciusko County

Kosciusko county has a high quality of living, high population diversity, five school districts, and plenty of health resources when the time comes that they are needed. The cost of living is under the national average and Kosciusko county has plenty of attractions to spend time at including two of the finest golf clubs in the Midwest and over 100 natural lakes for a wide range of outdoor activities. There are over 75,000 residents in the county and they are fairly well split evenly in age group and by gender. The climate is mild with the warmest month averaging 72.5° and the coldest month averaging 23.4°. Along with five school districts, Kosciusko county has Freedom Academy, which allows adults to continue their education, and five other colleges to further one's education. The county also provides assisted living facilities, preventative health care, wellness programs, physical therapy, and urgent medical care.

Economic Development

Kosciusko County has many major employers, which include three large and several smaller orthopedic companies and one of the largest gravure printing company that employ over 7,000. Kosciusko County has several major Agri-businesses that supply food products and livestock equipment around the world. Kosciusko County employs over 16,000 people who work in the manufacturing industry.

Links: Economic Development <https://www.kosciuskoedc.com/>
 Demographics www.stats.indiana.edu/profiles/pr18085.html
 Zoning Information www.kosciusko.in.gov.com
 [County Offices] [Area Planning] [Materials] [Zoning Ordinances]

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