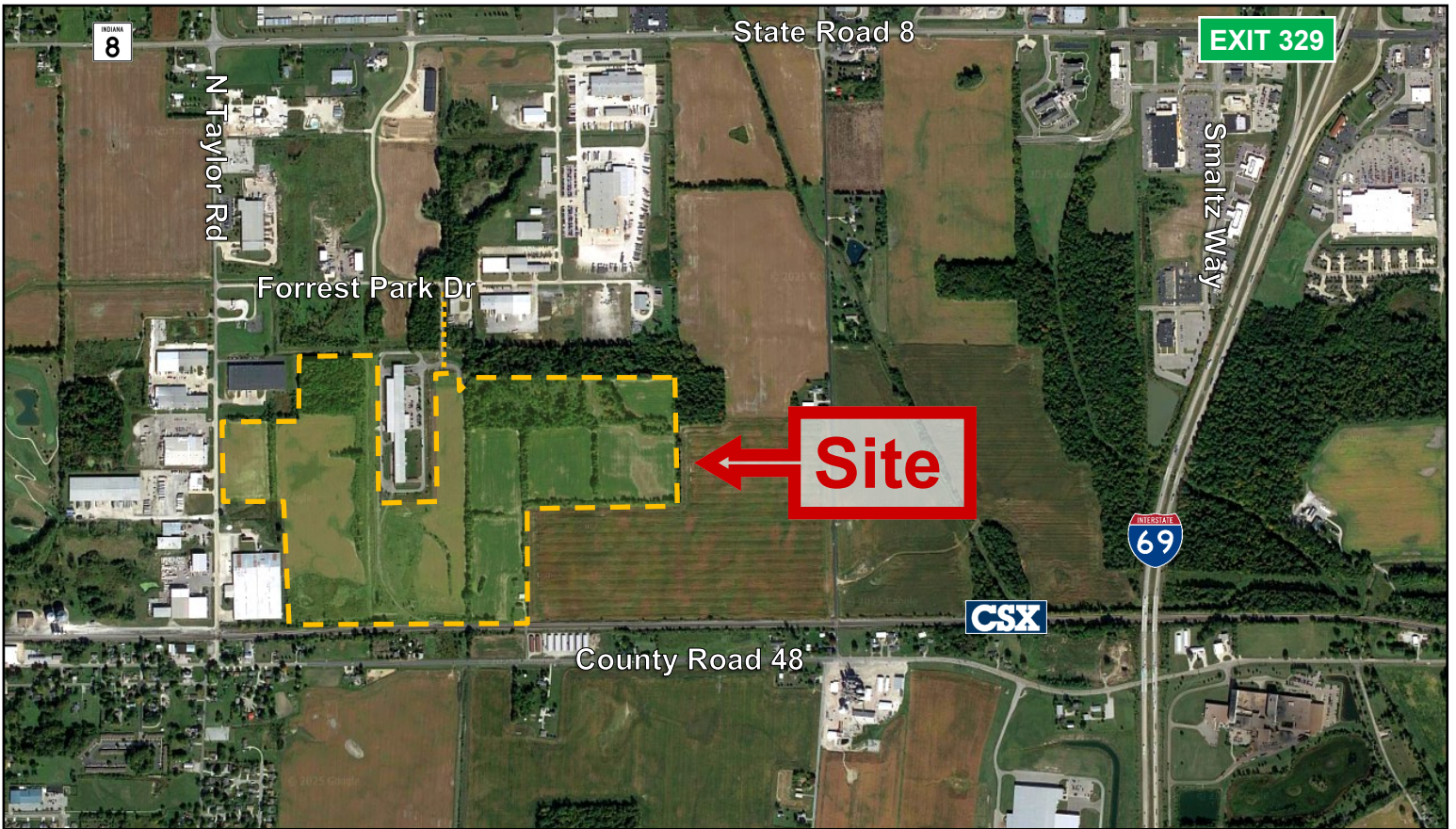


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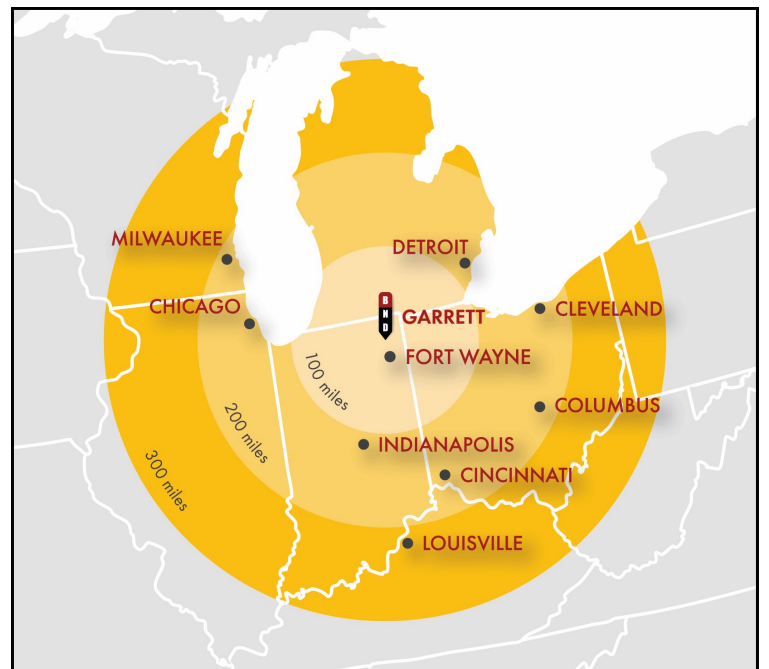
**INDUSTRIAL LAND
FOR SALE**
±130.44 ACRES
CR 48, GARRETT, INDIANA



HIGHLIGHTS:

Available Land Size: ± 130.44 Acres

- Divisible
- Regional Detention
- Rail Served CSX Rail Spur
- Less than 2.5 Miles to I-69
- Access to Forrest Park Drive and N Taylor Road
- Zoned IG - General Industrial
- Former potential buyer received variances for I-4 Zoning and building height of 140'



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INDUSTRIAL LAND FOR SALE

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NEARBY BUSINESSES



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Potential Site Plan



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BND**COMMERCIAL****INDUSTRIAL LAND
FOR SALE
±130.44 ACRES
CR 48, GARRETT, INDIANA****Sale Information**

Price Per Acre \$65,340 / Acre

Total Sale Price \$8,522,832 (Divisible)

Property HighlightsParcel Numbers 17-05-35-326-003.000-013 (55.37 Acres);
17-05-35-326-001.000-013 (26.539 Acres);
17-05-35-301-002.000-013 (37.66 Acres);
17-05-35-301-001.000-013 (10.87 Acres)

Address 1797 County Road 48

City / County / State / Zip Garrett / DeKalb / IN / 46738

Sale / Lease Sale

Available Land Size Approximately ± 130.44 acres total

Zoning IG General Industrial

Dimensions Irregular

Nearest Highway I-69

Distance to Interstate Approximately 2.3 Miles to I-69

Utilities

	Company	
Gas	NIPSCO	
Electric	City of Garrett	
Water	City of Garrett	12" water main on West side of Taylor Rd. 12" water main on North side of property. 12" water main outside wood line.
Sewer	City of Garrett	15" sewer main on West side of Taylor Rd. 15" sewer main on North side of property. 10" sewer main outside wood line.

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