

LAND FOR SALE

7264 S. 1st Line Road. | LaPorte, IN 46350



Excellent Piece of Land for Development

Land: 42.360 Acre
Zoning: M1 - M2
Water Line: 8" In 10" Out
Sewer Line: 8" In 10" Out
Rail Available: Potential
List Price: \$1,770,000

Details:

Property is a large rectangular shaped 42.36 piece of land inside the front part of the large Kingsbury Industrial Park. Property is cleared of trees but will need some grading due to current use. Excellent access to 1st Line Road and Hupp Road which lead to Indiana Highway Six which is less than one mile from the location.

Site is part of the Indiana Economic Development Corp. (IEDC) Strategic Sites Inventory (SSI) Program: Site is officially designed by IEDC as a high value site for Mega Site and Heavy Industrial Users or other uses such as medium and light industrial and agribusinesses. The site is NIPSCO (gas and electric supply) "Top Three" priority site for Northwestern Indiana.

The site is 48 miles of Chicago, and 115 miles NW of Indianapolis.

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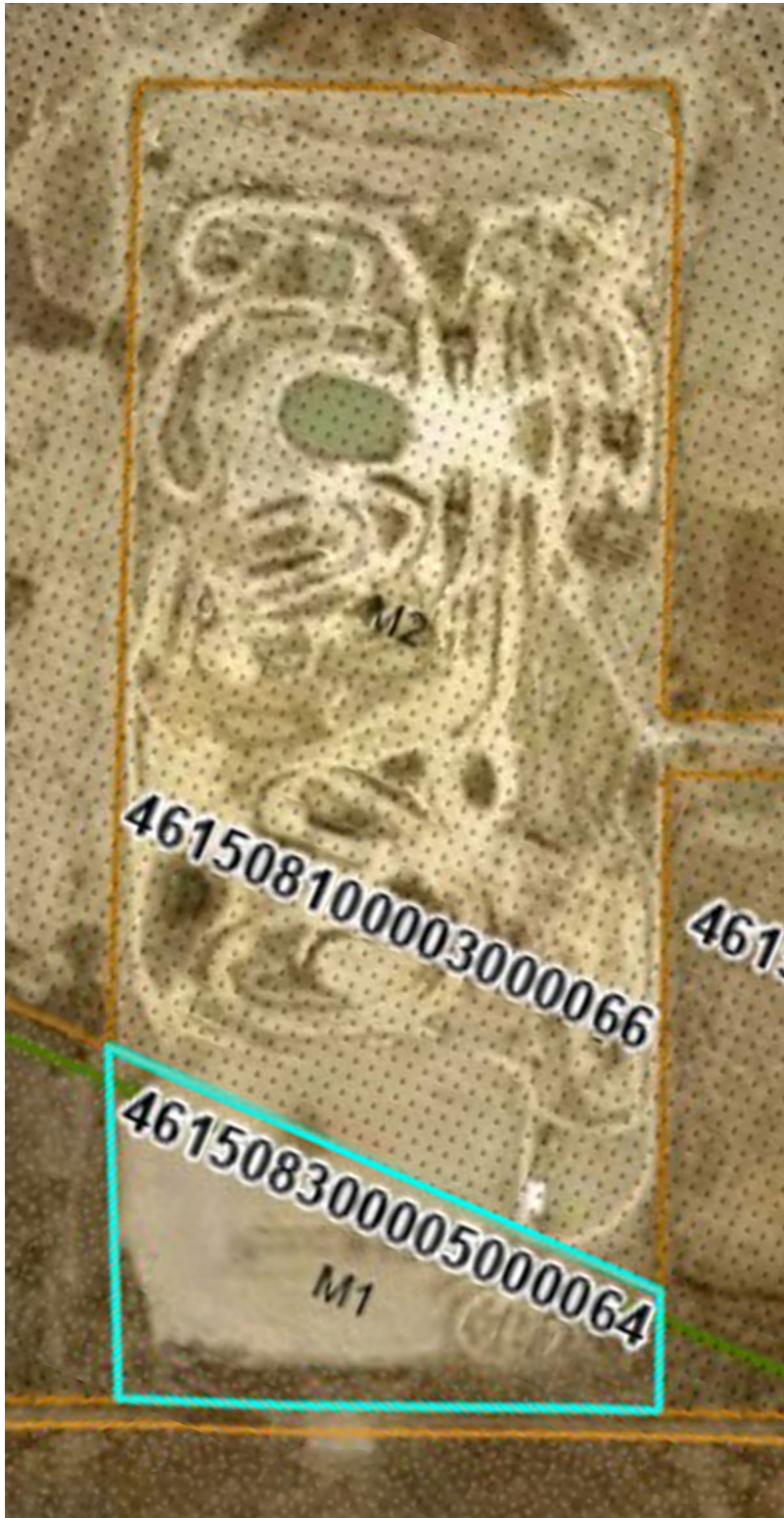


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ZONING M1 - M2 MAP



The Kingsbury Industrial Park (KOP) is a 846.7-acre Greenfield property. Located in the area North of Kingsbury, Indiana and South of The City of LaPorte in LaPorte County, Indiana.

The City of LaPorte, serves as the county seat.

The Kingsbury Industrial Park was nominated for advancement to SSI Phase II by LaPorte County officials and the Northern Indiana Public Service Company (NIPSCO).

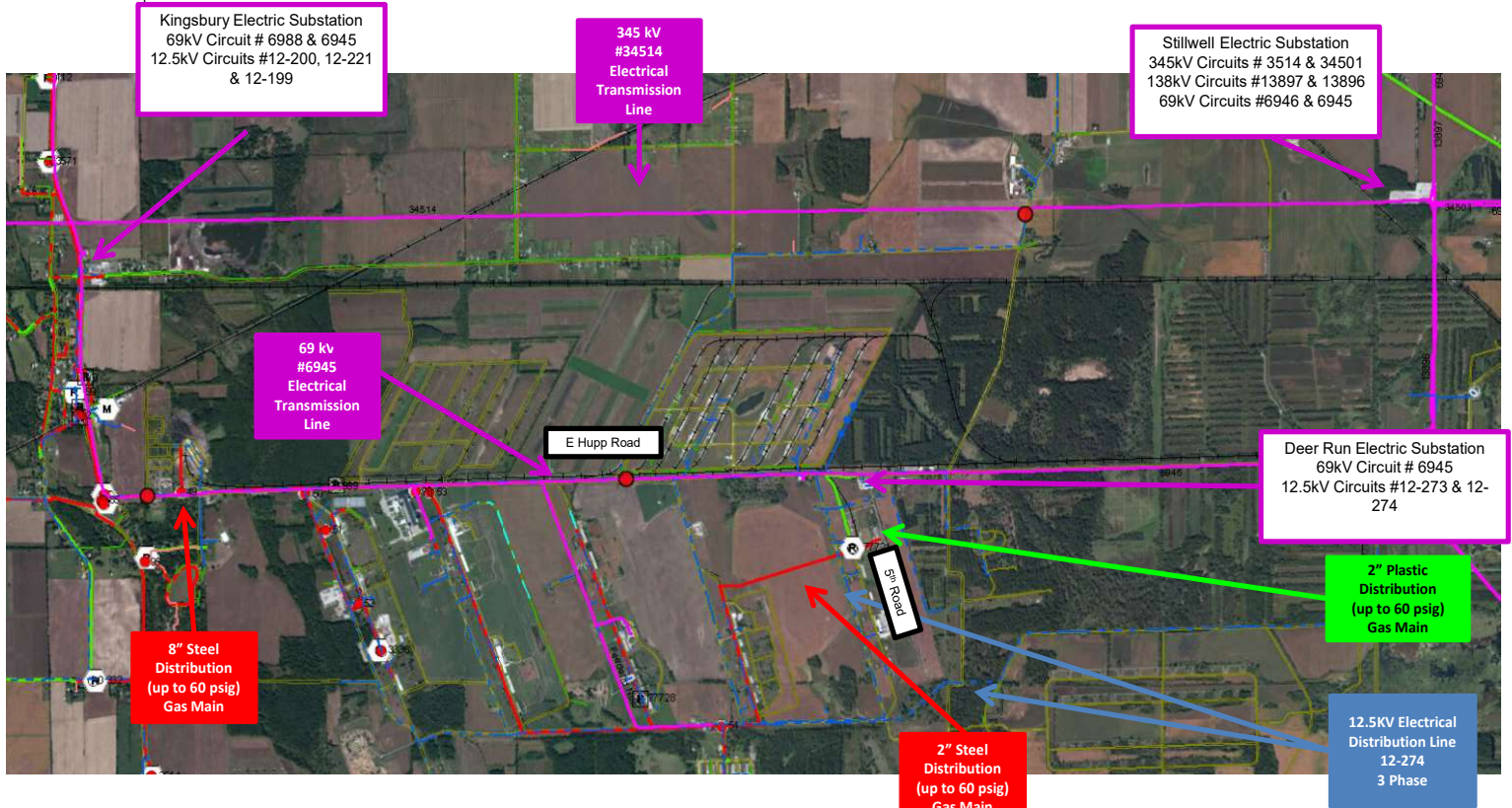
NIPSCO is the largest natural gas distribution company and one of the largest electric distribution companies in the state of Indiana. NIPSCO serves more than 821,000 natural gas customers and 468,000 electric customers across 30 counties.

The subject site satisfies baseline quality criteria, aligns with LaPorte County industry targets, and is deemed competitive to attract high-value business investments in support of sustainable community job growth and economic prosperity.



Kingsbury Industrial Park LaPorte, IN

8/18/2017

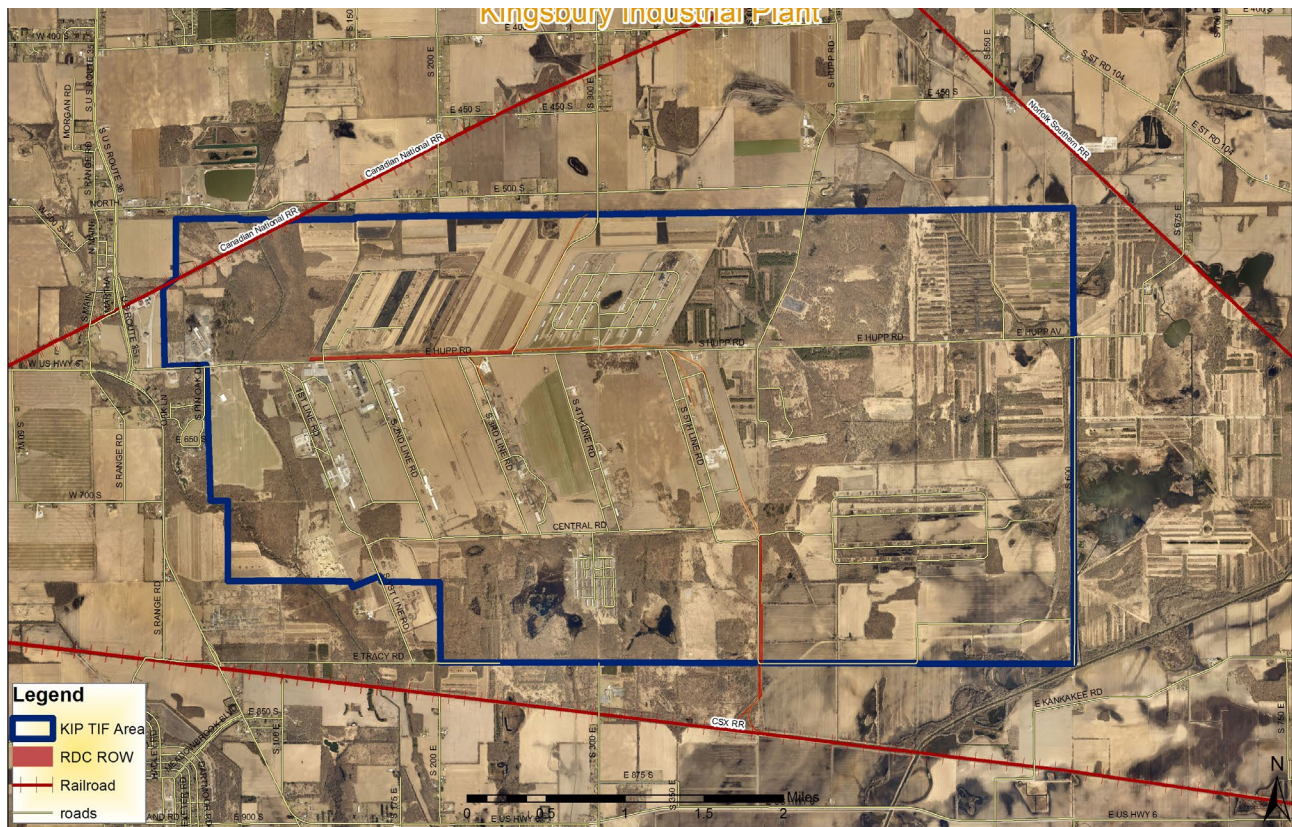
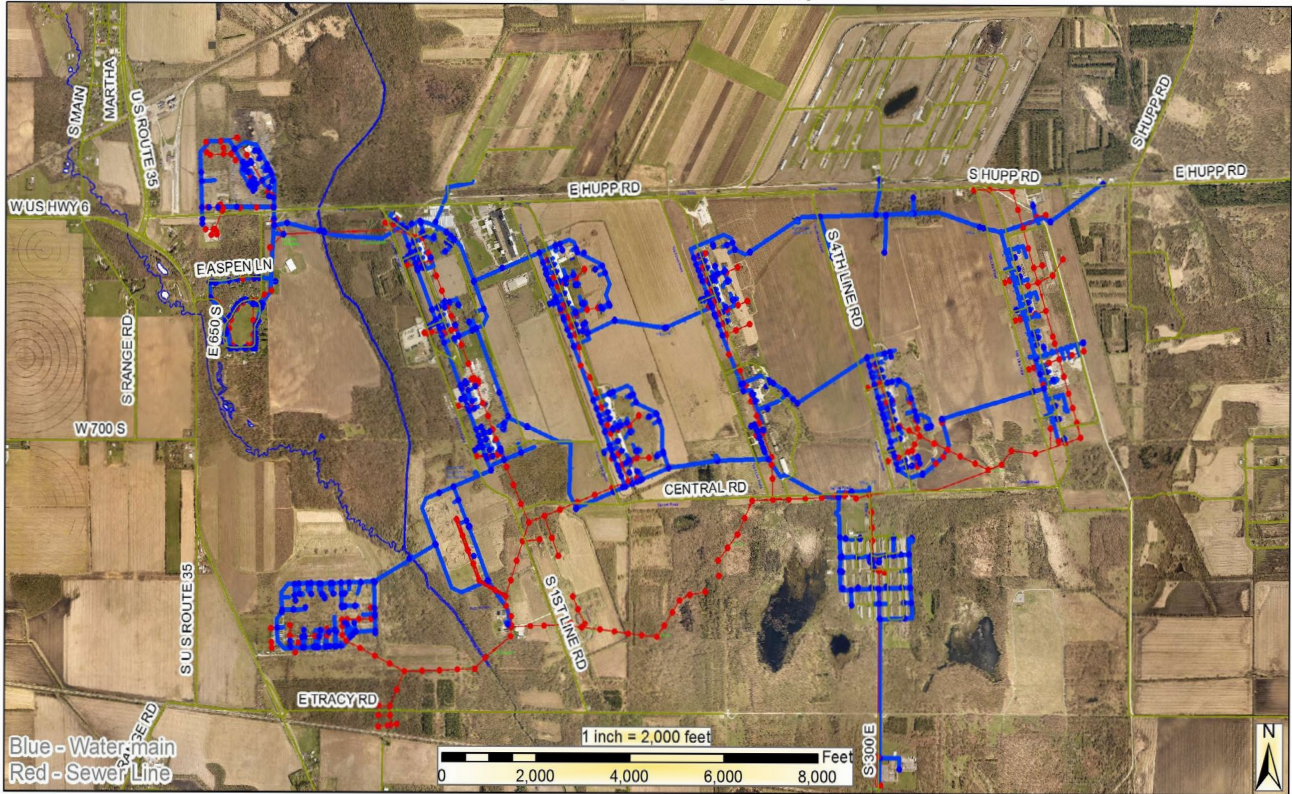


NIPSCO Economic Development Contact Information: 800-262-6477
Cindy Admave, ED Project Analyst
cmoss-admave@nisource.com

PLEASE NOTE: Although there is natural gas and electric infrastructure in this area, it will be necessary for NIPSCO to perform an infrastructure analysis to determine if the existing infrastructure is capable of handling any new proposed load. NIPSCO systems engineers will evaluate the existing infrastructure in detail and determine what new infrastructure and associated costs will be required to meet the needs of any new facility.



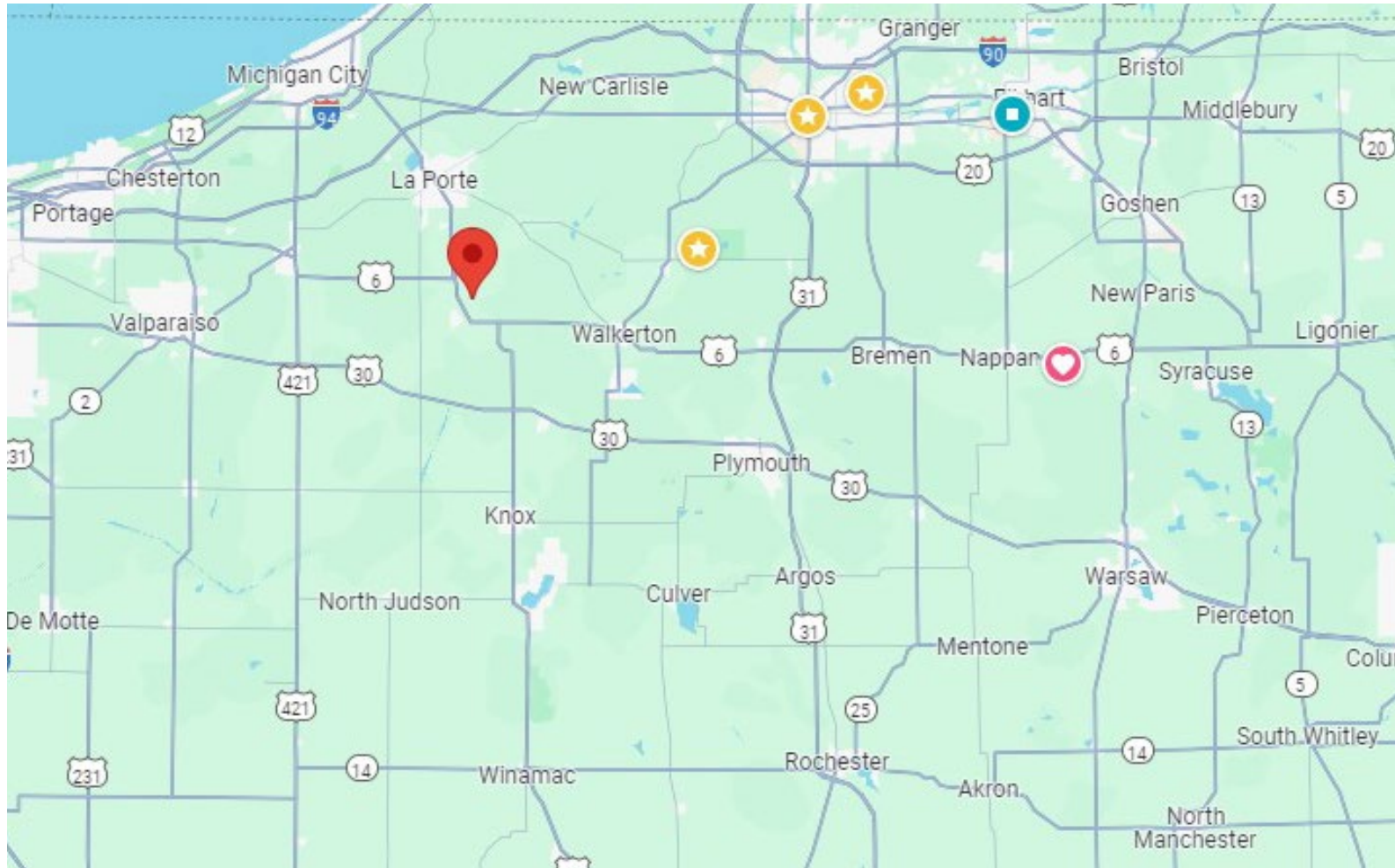
Kingsbury Utility Corp



LOCATION OVERVIEW

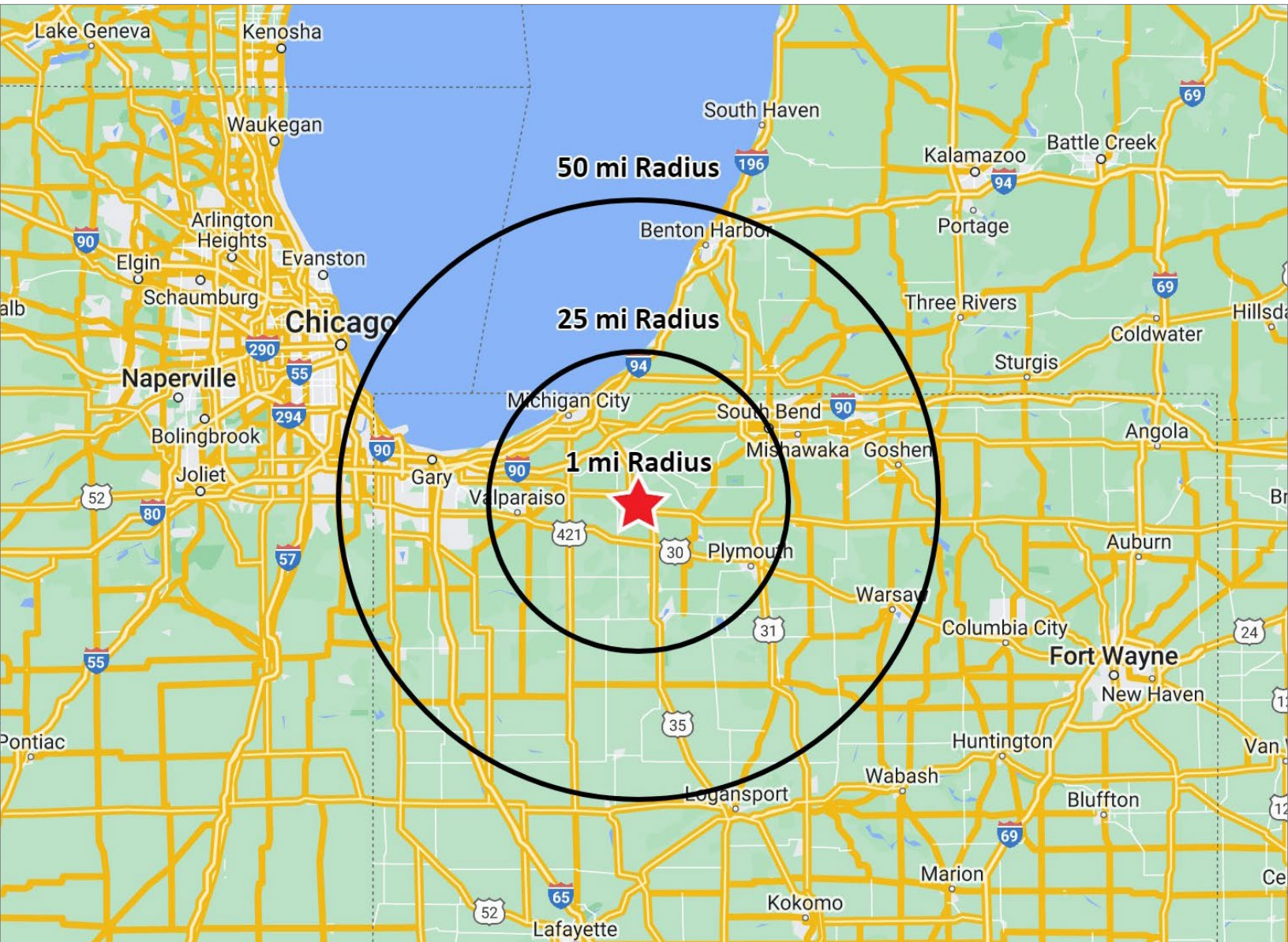
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- The property is located in the large Kingsbury Industrial Park a longtime well established industrial park with all types of heavy, medium and light industrial use, agricultural uses, and transportation, logistics, and warehouse users. The Kingsbury Industrial Park sites directly next Indiana Highway 6, and Indiana Highway 35, both major connectors to the Interstate 94, the Indiana Toll Road, Indiana Four Lane Highway U.S. 31, and Indiana Highway 421.
- The area is also served by Canadian National Railroad and rail access can take place directly to the site.





POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	274
25 MILE	388,973
50 MILE	1.95M

1 MILE	106
25 MILE	155,574
50 MILE	775,745

1 MILE	\$83,165
25 MILE	\$97,406
50 MILE	\$93,498

1 MILE	\$177,840
25 MILE	\$223,199
50 MILE	\$216,894