

# INDUSTRIAL LAND FOR SALE

CR 100 & US 421  
DELPHI, IN 46923



## AVAILABLE LOTS

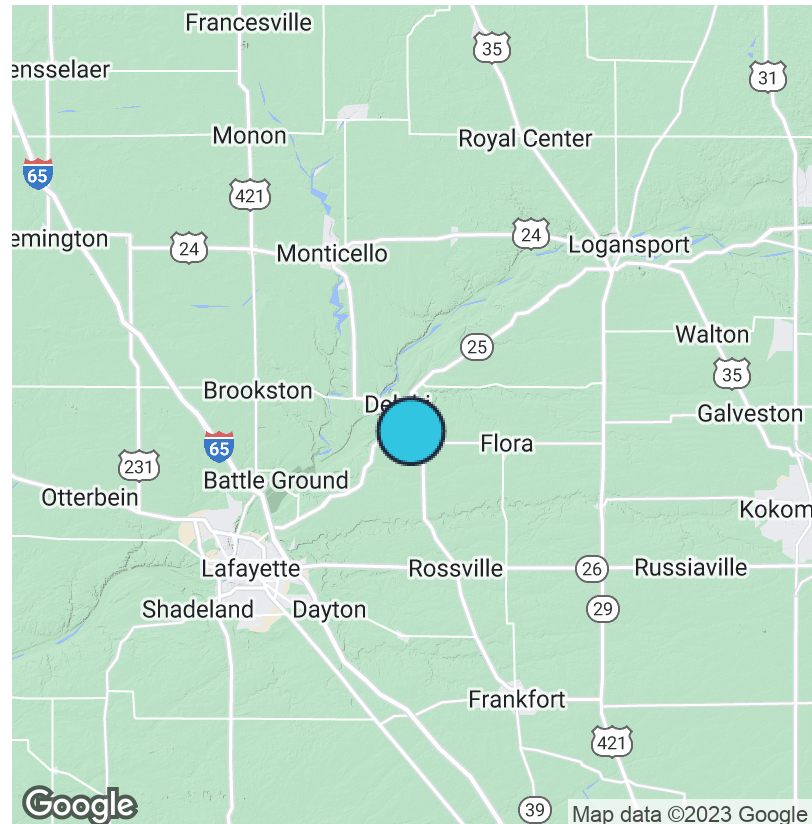


### PROPERTY HIGHLIGHTS

- Zoned for Heavy Industrial Use; I-2
- Shovel Ready Lots for Development
- Strategic Location
- Potential Financial Resources & Incentives

### PRICING & LOT SIZES

Sale Price:	\$45,000/acre
Lot 1	9.9 acres
Lot 2	10 acres
Lot 3	10 acres
Lot 5	Under Contract 5 acres
Lot 6	Under Contract 5 acres
Lot 7	Under Contract 1.2 acres



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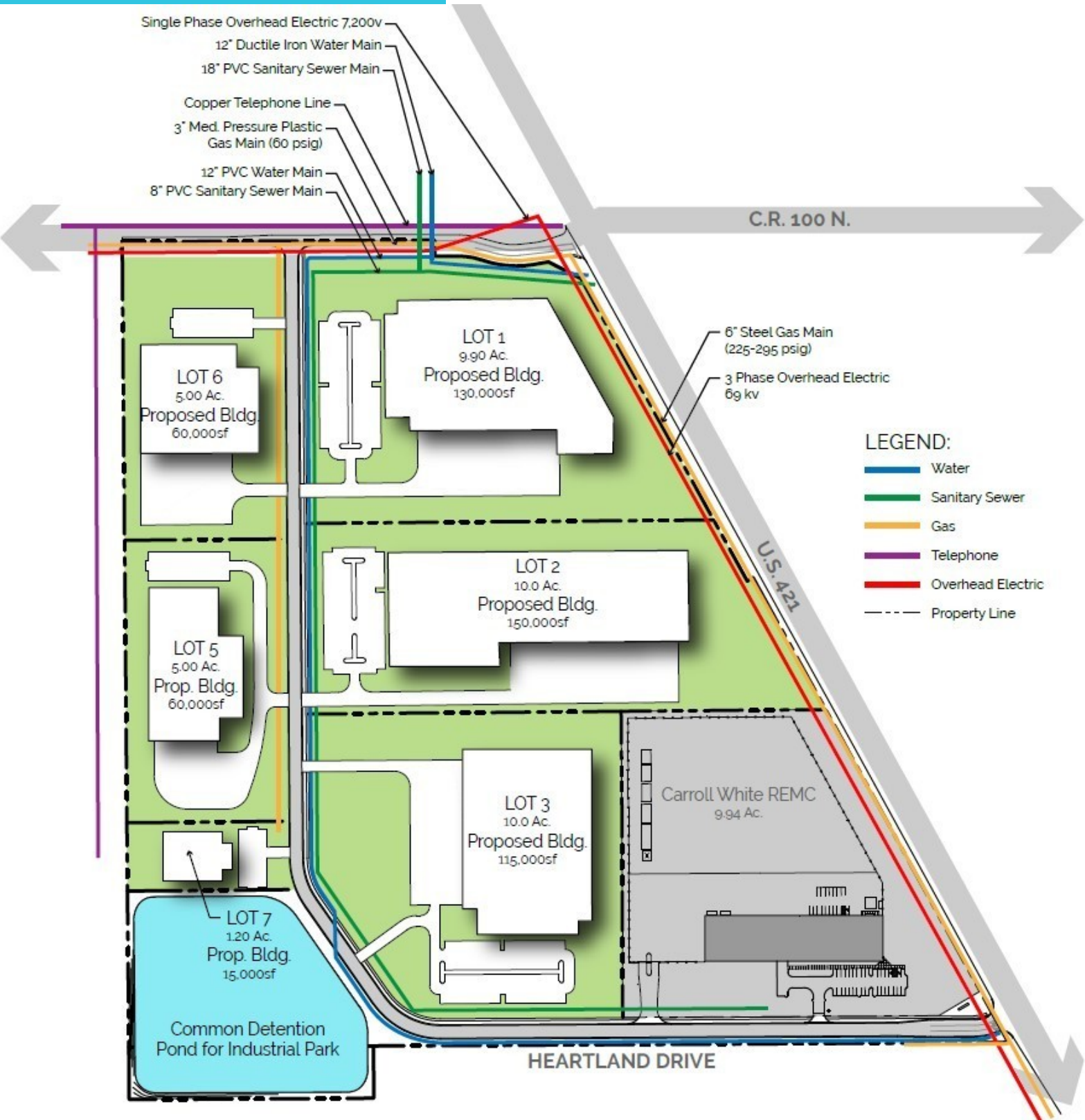
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## SITE PLAN



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## LOCATION HIGHLIGHTS



## STRATEGIC LOCATION

- Almost equal distance between Indianapolis & Chicago
- Directly off the NEW Hoosier Heartland Highway on US Highway 421/SR 39/SR18
- 15 minutes to I-65
- 78 miles to Indianapolis
- 90 miles to Ft. Wayne
- 124 miles to Chicago
- Within INzone's service area which connects half of the U.S. markets and 80% of the total U.S. population within a one-day drive

## WHY DELPHI?

- Lower land prices than surrounding counties
- Diverse financial start-up resources & flexible incentive plans available for qualifying companies, including: Grant funding, Tax-Incentive Financing (TIF), & State Tax Credits
- Strong workforce commitment with a six county labor pool of over 360,000 people - and counting
- #1 in the State for workforce grant applications & programs including: Advancing Manufacturing scholarships, Ivy Tech Community College's Certified Production Technician (CPT) Program, and Ready-to-Work training programs



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