

OWNER IS WILLING TO SUBDIVIDE

LAND FOR SALE

7264 S. 1st Line Road. | La Porte, IN 46350



Excellent Piece of Land for Development

Land: 50.33 Acres
Zoning: M1 - M2
Water Line: 8" In 10" Out
Sewer Line: 8" In 10" Out
Rail Available: Potential
List Price: \$2,475,000 (\$49,500 per Acre)

[CLICK TO VIEW PROPERTY ONLINE](#)

Details:




Property consists of two contiguous parcels totaling 50.33 acres. This is a large rectangular shaped 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.

Owner is willing to subdivide.

Site is part of the Indiana Economic Development Corp. (IEDC) Strategic Sites Inventory (SSI) Program: Site is officially designated 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.

NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).

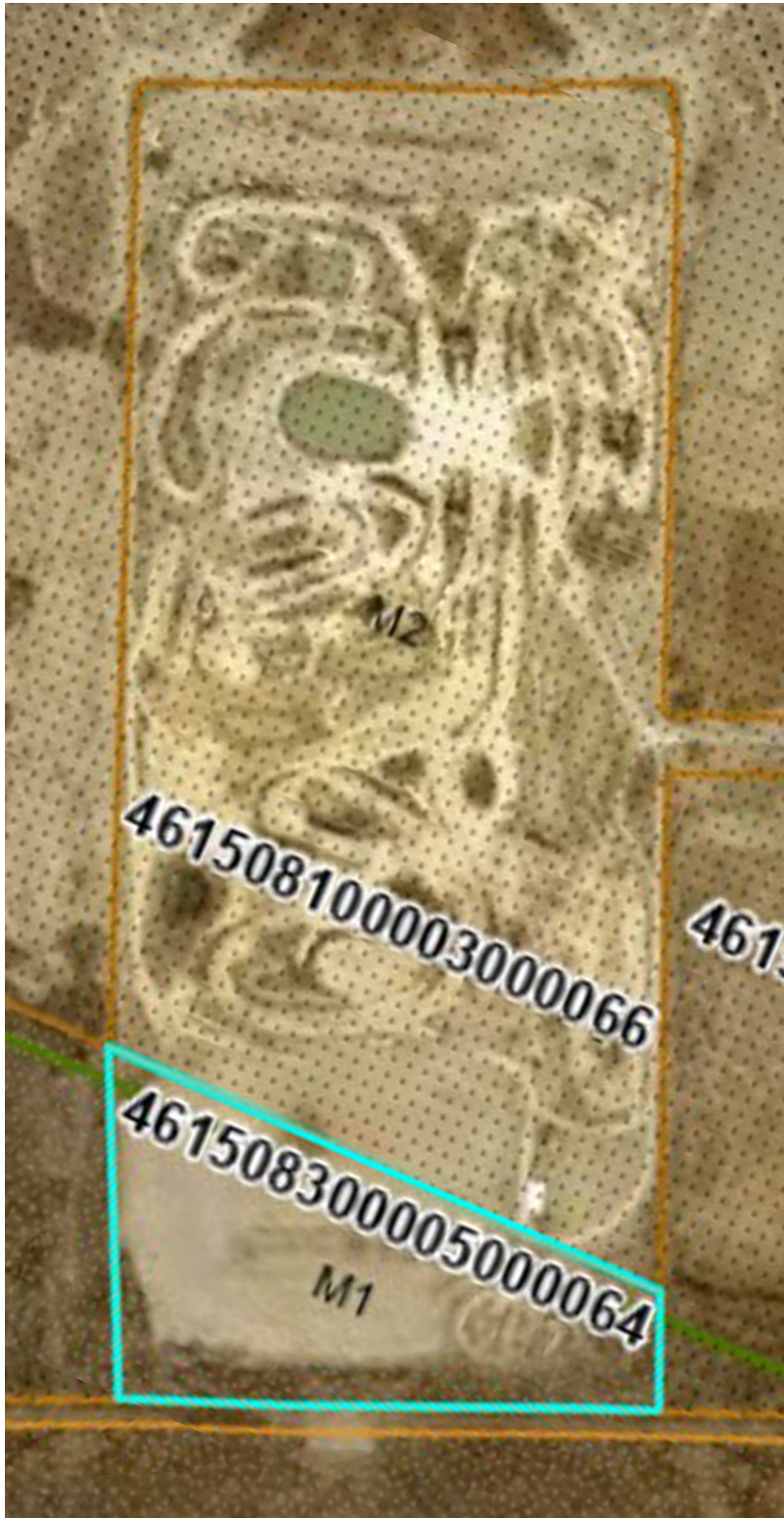


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Senior Broker
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ZONING M1 - M2 MAP



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).

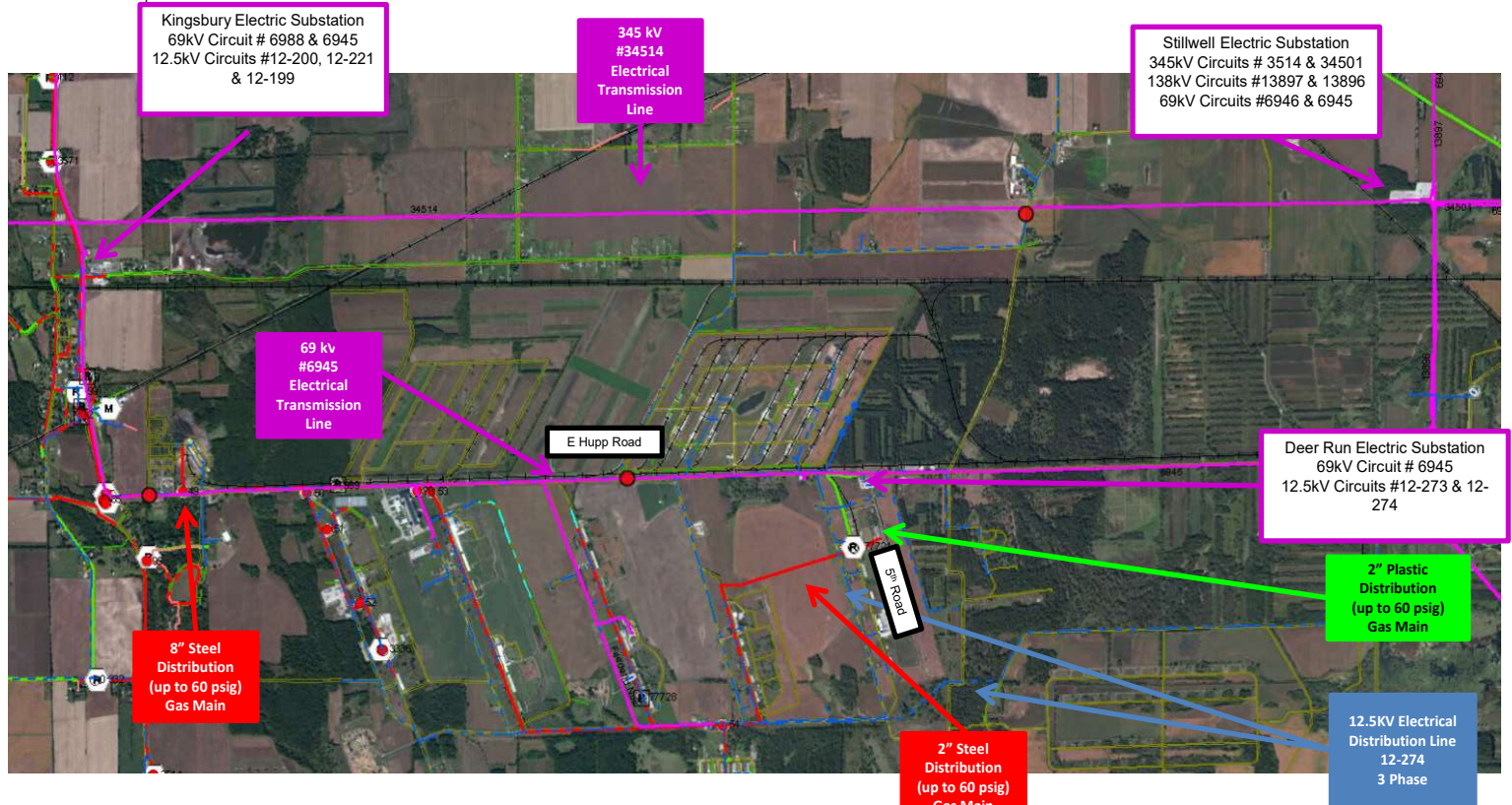
NIPSCO is the largest natural gas distribution company and one of the largest electric distribution companies in the state of Indiana. NIPSCO serves more than 821,000 natural gas customers and 468,000 electric customers across 30 counties.

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



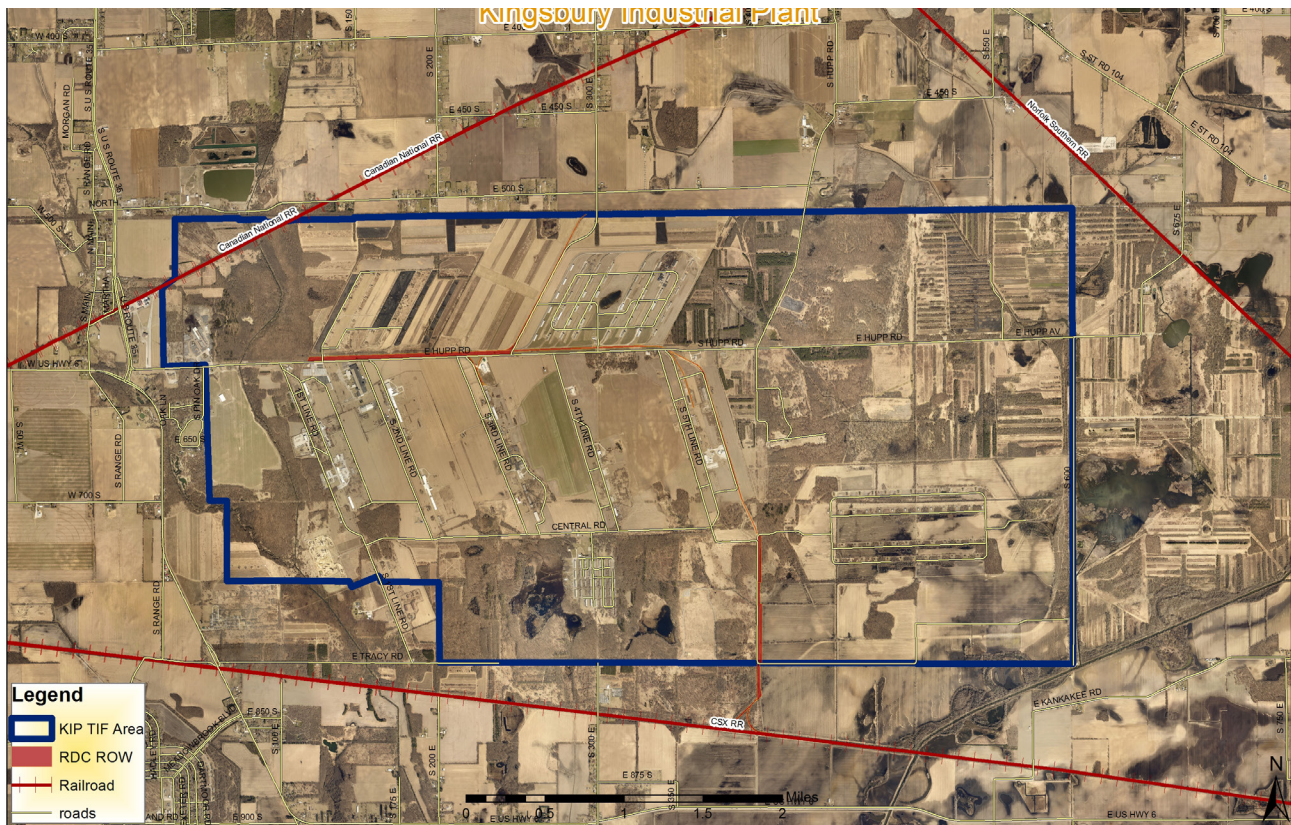
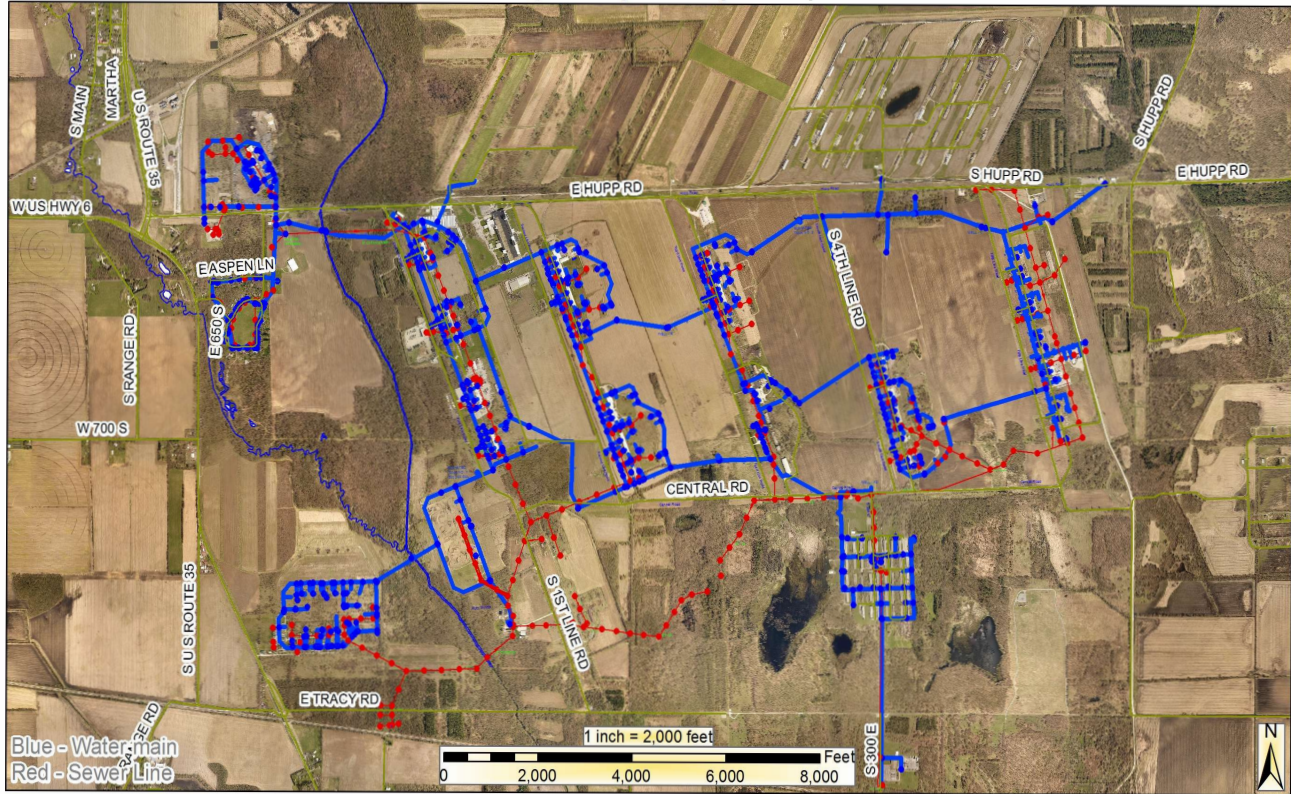
NIPSCO Economic Development Contact Information: 800-262-6477

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.



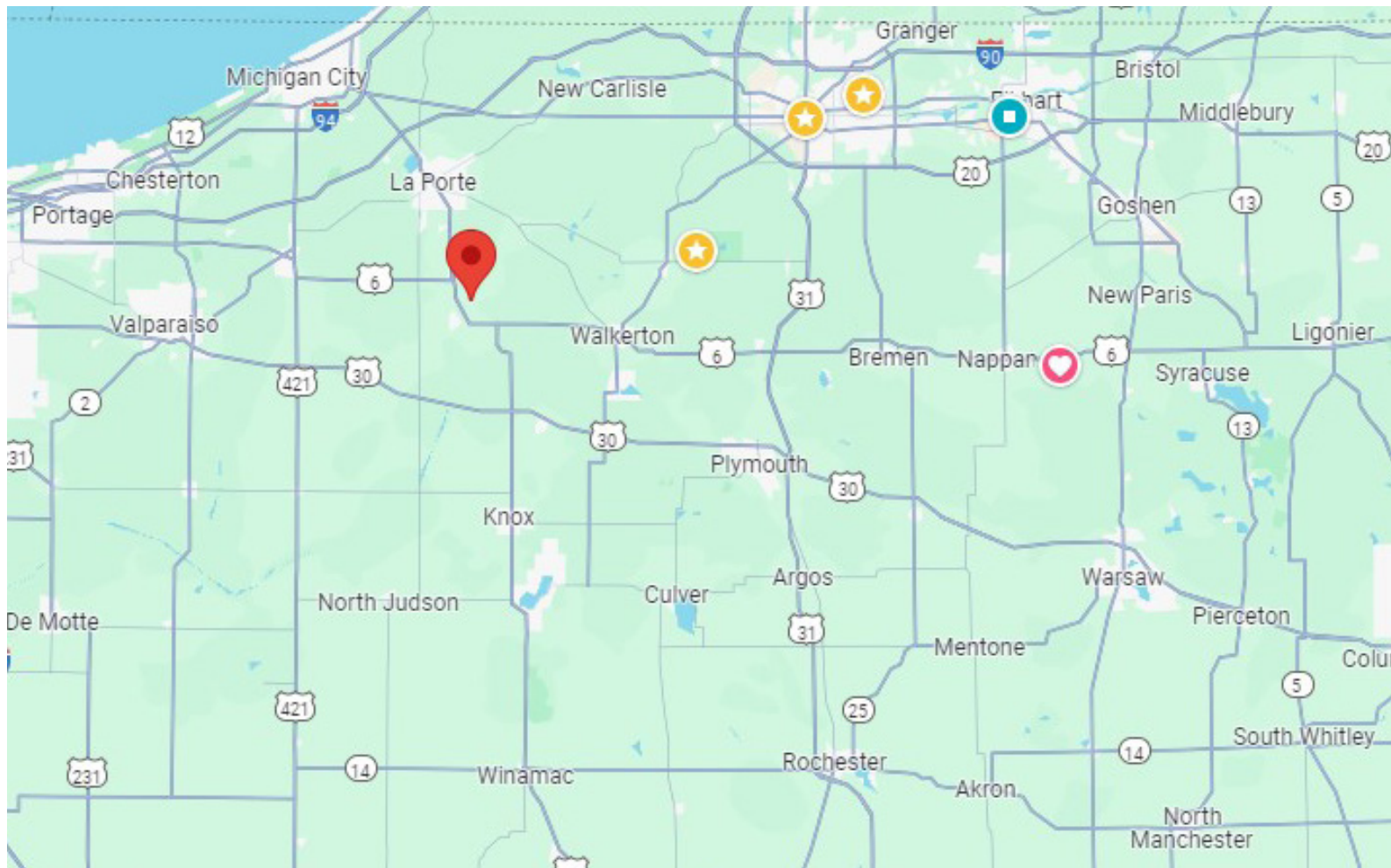
Kingsbury Utility Corp



LOCATION OVERVIEW

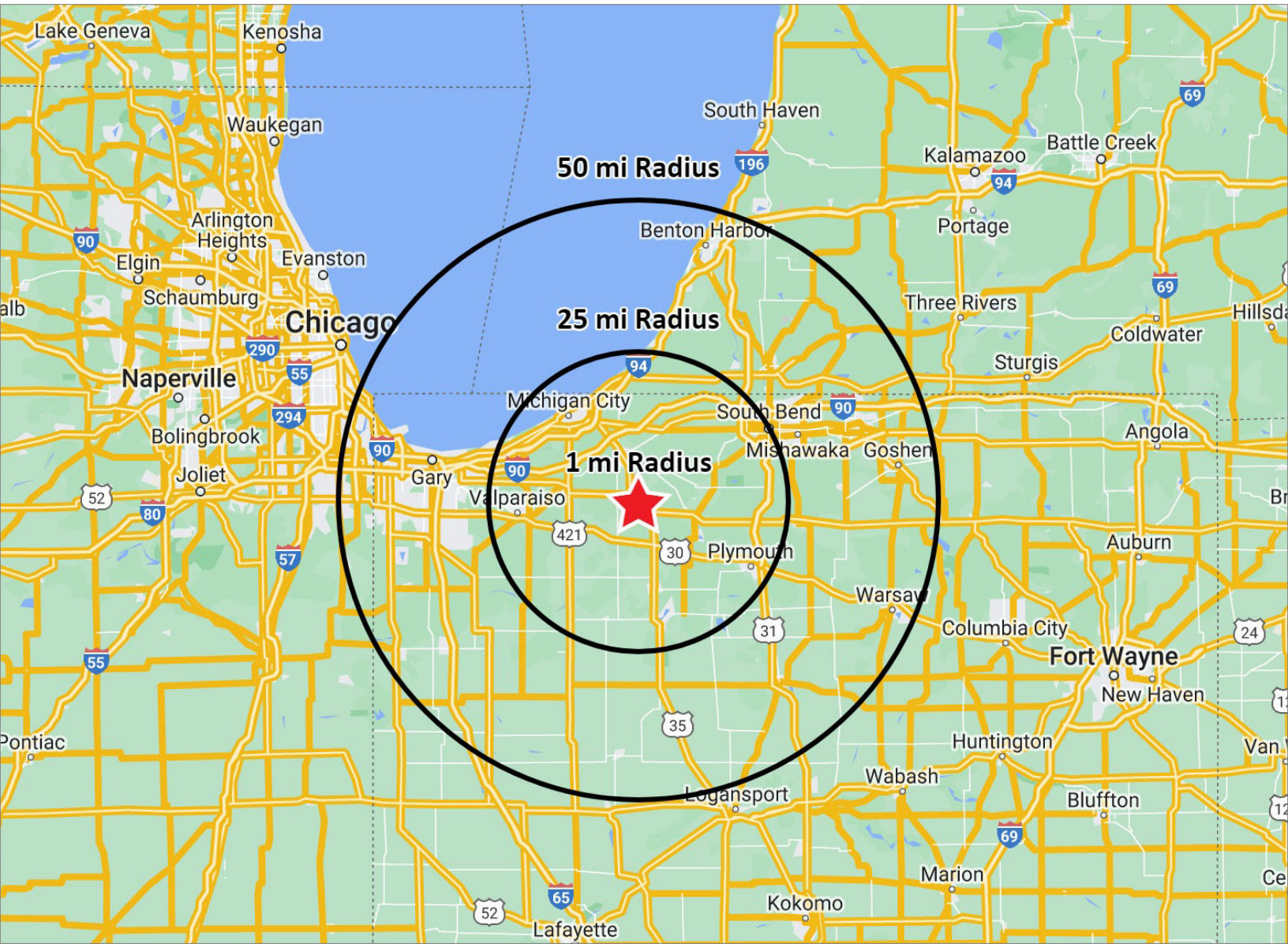
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- The property is located in the large Kingsbury Industrial Park a longtime well established industrial park with all types of heavy, medium and light industrial use, agricultural uses, and transportation, logistics, and warehouse users. The Kingsbury 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

1 MILE	275
25 MILE	391,930
50 MILE	1.96 M



NUMBER OF HOUSEHOLDS

1 MILE	106
25 MILE	156,277
50 MILE	778,097



AVERAGE HOUSEHOLD INCOME

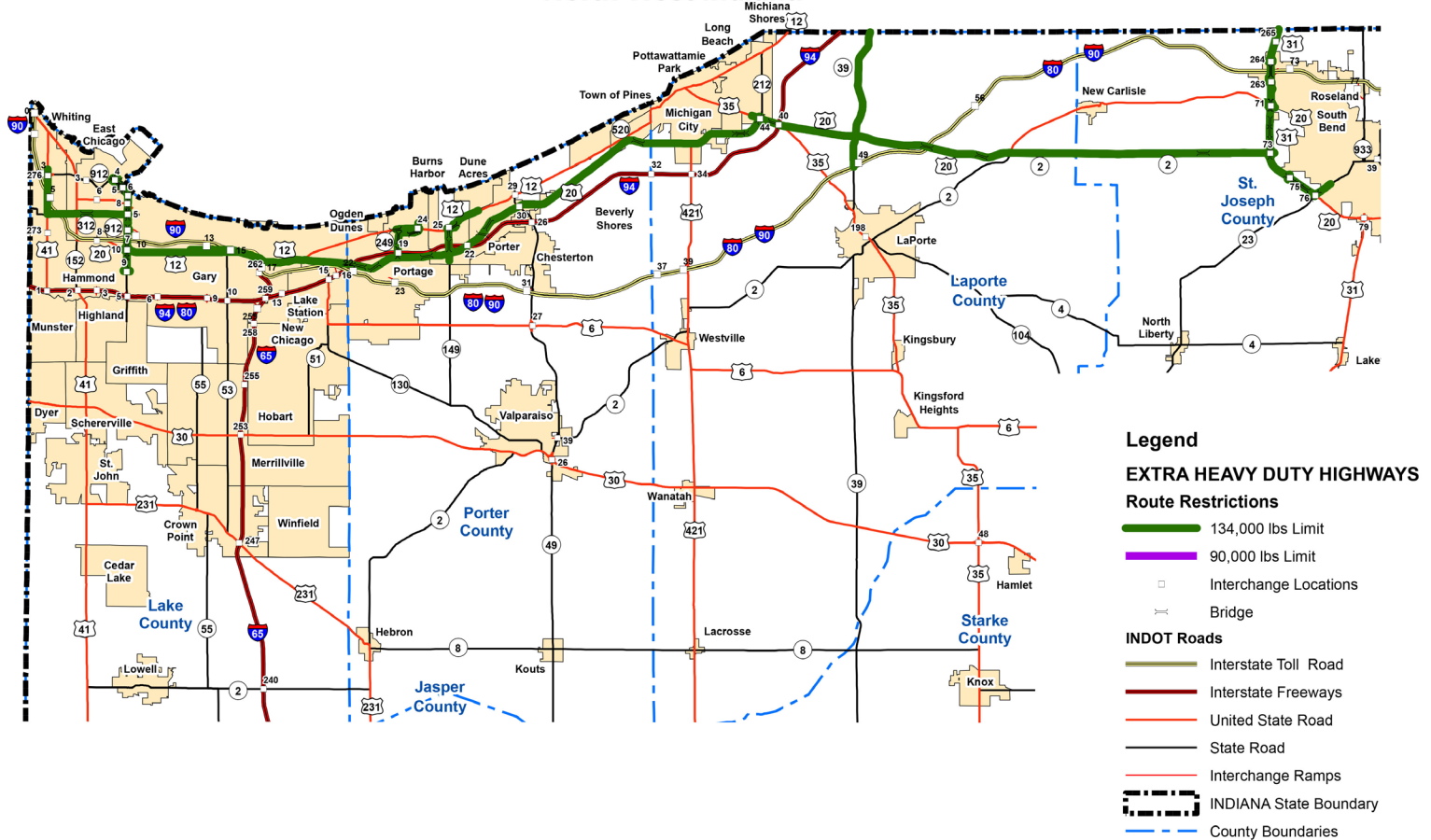
1 MILE	\$90,066
25 MILE	\$100,404
50 MILE	\$96,747



MEDIAN HOME VALUE

1 MILE	\$182,862
25 MILE	\$238,661
50 MILE	\$230,655

INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.

WHY INDIANA?

LAND FOR SALE

7264 S. 1st Line Road. | La Porte, IN 46350

Good For Business

BECAUSE WE BELIEVE YOUR BUSINESS CAN EXCEED ALL EXPECTATIONS IN INDIANA, WE'VE CREATED AN ENVIRONMENT TO MAKE YOUR INVESTMENT TRANSFORMATIONAL.

As one of the best states in the nation for long-term fiscal stability and low corporate income tax rates, you can feel free to explore your biggest, most ambitious ideas. We've created a business-forward environment, and we're ready to show you that we're committed to your ongoing success in Indiana.

If you're looking for an opportunity to scale, work with exciting new talent or draw on decades of expertise, Indiana is a prime place to embark on the next phase of your business plans.

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Business Facilities: Indiana is the #1 manufacturing state in the nation



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Chief Executive: Indiana is the #5 best state for business in the US



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Tax Foundation: Indiana ranks #2 in the US for property tax rates



WHETHER YOU'RE JUST STARTING-UP,
EXPANDING OR RELOCATING
YOUR BUSINESS...

Indiana provides the optimal conditions to support solutions to real-world problems.

INDIANA BUSINESS
INCENTIVES

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WHY INDIANA IS
GOOD FOR BUSINESS

[CLICK HERE](#)

INNOVATION GOES
FURTHER IN INDIANA

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QUALITY OF LIFE
IN INDIANA

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