



Prime US 30 Corner

2480 S 800 E

Columbia City, IN 46725



Land For Sale on US 30

Strategically positioned along US 30, this 10± acre corner property offers exceptional visibility and access in one of northeast Indiana's most active industrial corridors. The site sits directly across from the Steel Dynamics, Inc. Columbia City plant, and it is ideally suited for a truck stop, logistics hub, or an industrial development.

The State of Indiana's planned improvements to US 30 will convert the highway into a limited access corridor, with multiple scenarios being considered that would dramatically enhance accessibility and long-term value.

The property carries a mix of GC - General Commercial and IPM - Industrial Park/Manufacturing zoning, offering flexibility for a variety of commercial or industrial uses. This land is also divisible.

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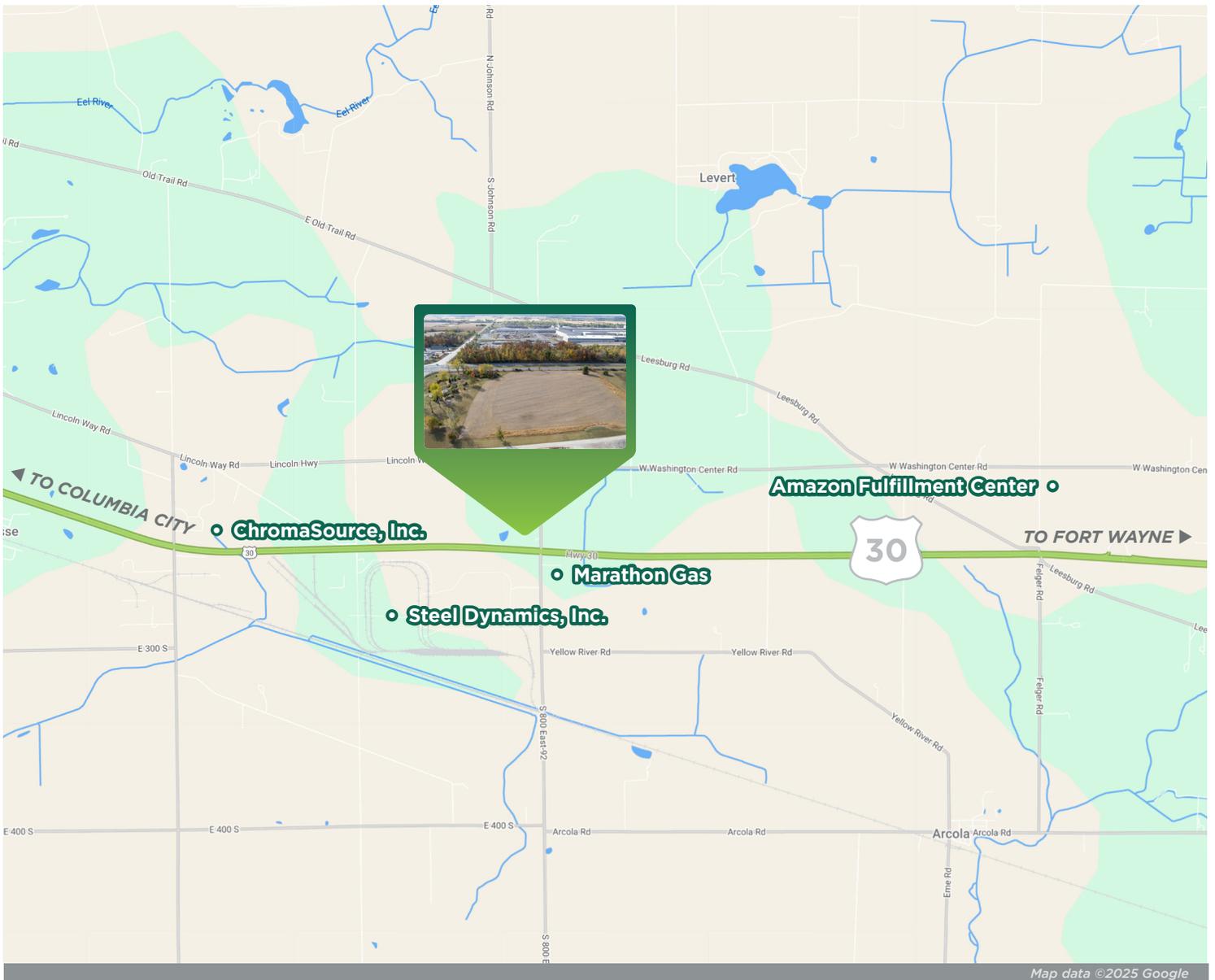
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Excellent Location

This land site is located at the northwest corner of US 30 and S 800 E/County Line Road, in between Columbia City to the west and Fort Wayne to the east. Along US 30, there are many major industrial users, gas stations, and national and local businesses. Most notably, the Steel Dynamics plant is located just south of this site, bringing numerous employees to US 30 each day. Traffic counts exceed 28,000 on US 30. This site is also approximately 8 miles to I-69 and US 33.

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Site Plan - ±10 AC

- ▶ Frontage and visibility along US 30
- ▶ Corner site across from Steel Dynamics, Inc.
- ▶ Future full-access interchange location
- ▶ Can be divisible into multiple parcels
- ▶ Ideal for truck stop, industrial, or logistics development
- ▶ Zoned GC and IPM
- ▶ **FOR SALE: Contact broker**



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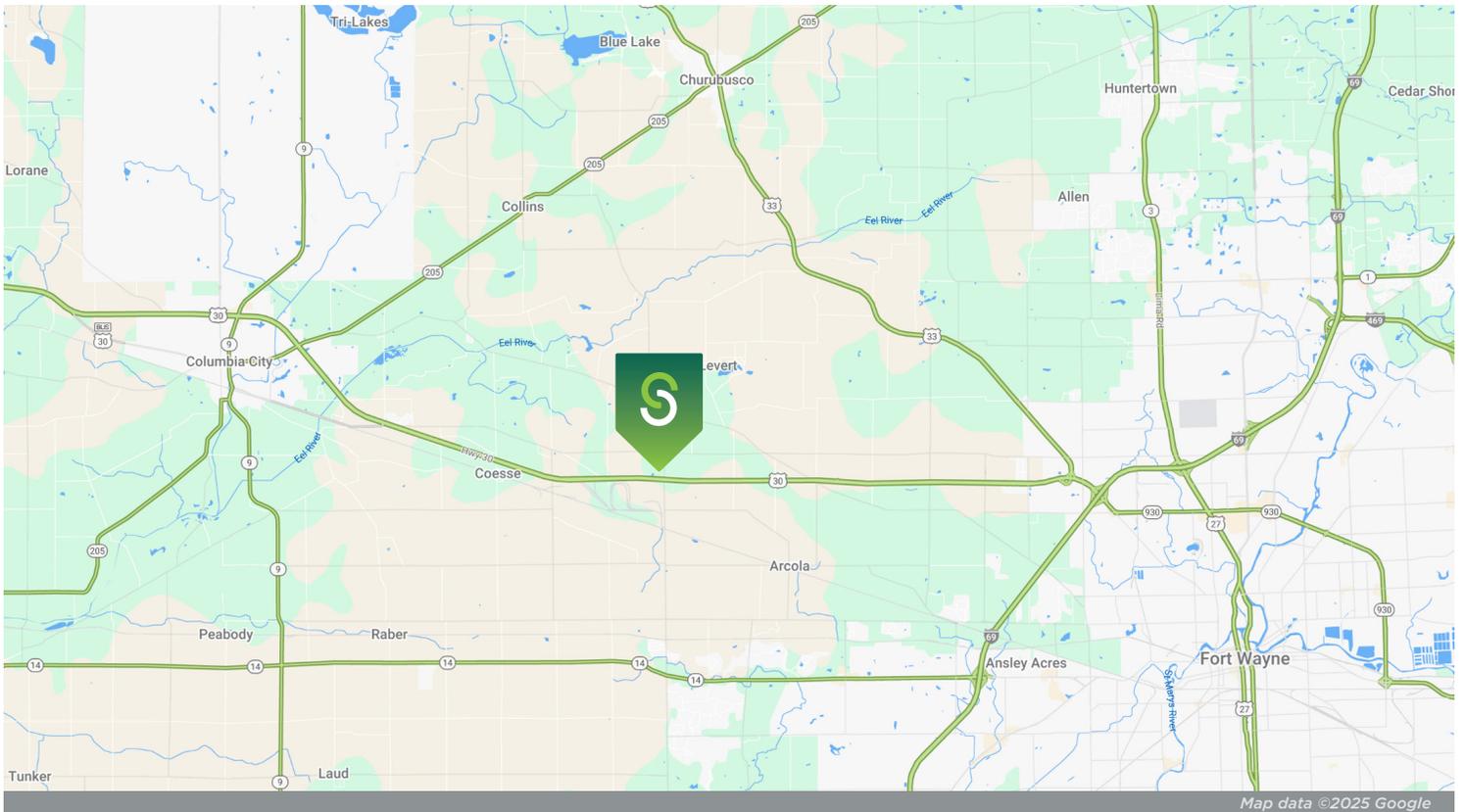
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PROPERTY INFORMATION

Address	2480 S 800 E
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Union
Parcel Number	92-05-24-000-112.000-012 92-05-24-000-108.000-012 92-05-24-000-000.000-012
2024 Tax/Payable 2025	\$475.16



SALE INFORMATION

Price	Unpriced
Terms	Cash at close

AVAILABLE LOTS

Lot Number	Size	Rate	Total
• 2480	±10.07 AC	Unpriced	Unpriced

ADDITIONAL INFORMATION

- ±10.07 AC for sale at northwest corner of US 30 and S 800 E
- Adjacent to Steel Dynamics, Inc. Columbia City plant
- US 30 will soon undergo changes by the State of Indiana to improve accessibility and long-term value
- Ideally suited for a truck stop, logistics hub, or industrial development
- The site can be divisible into multiple parcels

SITE DATA

Site Acreage	±10.07 AC
Zoning & Description	GC - General Commercial IPM - Industrial Park/Manufacturing
Nearest Interstate	I-69, 8.4 miles
Traffic Count	28,000 VPD

UTILITIES

Electric Provider	REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Well/septic
High Speed Data	Frontier

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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#13
Top States for
Doing Business
(CNBC, 2023)



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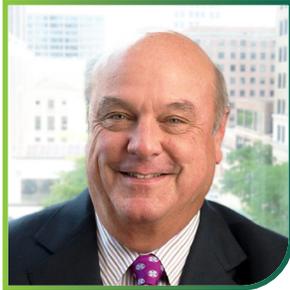


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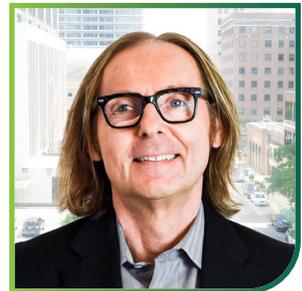
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