

North Manchester Industrial Complex

**City of Wabash
Wabash County
Indiana**

Geographic coordinates (Lat /Long): 40.9862, -85.7761

Site size	109.2	acres
Usable acres	109.2	acres
Minimum divisible site	0.7	acres
Sales price (per acre)	\$20,000	\$/acre
Lease price (per acre)	N/A	\$/acre



Site	
Zoning	Light Industrial
Ownership	Town of North Manchester
Representative	Grow Wabash County
State certified?	IN - Gold
Cleared	Yes - Current AG use
Graded	No
Phase I Environmental	Yes
Site Encumbrances	overhead power line
Flooding or wetlands	wetlands (de-lineated)

Geotechnicals

Soil load-bearing capacity	2000-4000	psf
Ground water level	7 to >20	ft
Geotechnical letter	Yes	

Demographics & Work Force

City Population	5.7	thousands
County Population	31	thousands
Cost of Living Index	74.5	USØ=100
Labor force within 45min	282	thousands
Technical school graduates	800	(annual)
Distance to technical school	1	mi
Average wages (manufacturing)	\$74,126	\$
Average wages (logistics)	\$59,883	\$

Utilities

All Utilities connected?	Yes	
Electricity estimate	\$0.0603	\$/kWh
Natural gas estimate	\$0.3164	\$/ccf
Water (main line)	8"	inch
Sewer (main line)	4"	inch
Gas (main line)	4"	inch
Telecoms/Fiber	Metronet	provider

Access

Metropolitan Area	Wabash	12 mi
Major city (500,000+)	Indianapolis	92 mi
Interstate/4-Lane Highway	I-69	40 mi
Airport (domestic US flights)	FWA	33 mi
Deepwater container port	Port of Indiana- Burns Harbor	105 mi
Rail access on site	Yes	

Taxes & Incentives

Property tax	\$2.96	per \$100 AV
Property tax abatement	Yes	
Inventory tax	None	
IN Ad Gross Income Tax	4.90%	
Other Incentives	Yes	
New Market Tax Credit	Possible	
Federal Opportunity Zone	No	
Foreign Trade Zone	Yes - FTZ 182	

Comments

- Indiana Site Certified GOLD
- Sites range in size up to 50+ acres
- Located inside a designated TIF District
- Park has all utilities available including fiber optic service