

STONEBRIDGE PARCEL 1

Heartland REMC



SITE OVERVIEW

Site Address	Stonebridge Road & Fogwell Parkway Roanoke, IN
County	Allen
Time Zone	Eastern
Ownership	Allen County Redevelopment Commission
Total Acreage	29 acres
Developable	29 acres
Min Lot Size	29 acres
Zoning	Business Technology and Industrial Park (BTI)
Site Covenants	Yes
Impact Fees	n/a
Foreign Trade Zones	Yes

LOGISTICS

Distance to 4 Lane Hwy	4 miles / 6.4 km to US 24
Rail Service Name	n/a

SITE CONTACT

Name	Scott Naltner
Email	snaltner@greaterfortwayneinc.com
Phone	260-420-6945



UTILITIES

Electric Utility

Line KV Serving Site	12.5 kV
Line KV Serving Substation	138 kV
Dual Feed	No, but alternate sources

Natural Gas

Service	4" plastic / 60 psig
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Water Utility

Pipe Size	12"-16"
System Total Capacity	72 MGD
System Available Capacity	22 MGD

Sewer Utility

Pipe Size	12"
System Total Capacity	100 MGD
System Available Capacity	15 MGD