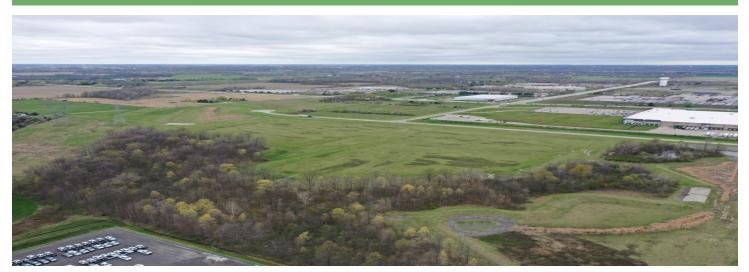
## **STONEBRIDGE PARCEL 2**

Heartland REMC



## SITE OVERVIEW

Site Address	12875 Stonebridge Road Roanoke, IN 46783
County	Allen
Time Zone	Eastern
Ownership	Allen County Redevelopment Commission
Total Acreage	25 acres
Developable	25 acres
Min Lot Size	25 acres
Zoning	Business Technology and Industrial Park (BTI)
Site Covenants	Yes
Impact Fees	No
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	
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	



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