

# STONEBRIDGE PARCEL 2

Heartland REMC



## SITE OVERVIEW

<b>Site Address</b>	12875 Stonebridge Road Roanoke, IN 46783
<b>County</b>	Allen
<b>Time Zone</b>	Eastern
<b>Ownership</b>	Allen County Redevelopment Commission
<b>Total Acreage</b>	25 acres
<b>Developable</b>	25 acres
<b>Min Lot Size</b>	25 acres
<b>Zoning</b>	<a href="#">Business Technology and Industrial Park (BTI)</a>
<b>Site Covenants</b>	<a href="#">Yes</a>
<b>Impact Fees</b>	No
<b>Foreign Trade Zones</b>	<a href="#">Yes</a>



## LOGISTICS

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

## SITE CONTACT

<b>Name</b>	Scott Naltner
<b>Email</b>	<a href="mailto:snaltner@greaterfortwayneinc.com">snaltner@greaterfortwayneinc.com</a>
<b>Phone</b>	260-420-6945

## UTILITIES

### Electric Utility

<b>Line KV Serving Site</b>	12.5 kV
<b>Line KV Serving Substation</b>	138 kV
<b>Dual Feed</b>	No, but alternate sources

### Natural Gas

<b>Service</b>	4" plastic / 60 psig
----------------	----------------------

### Water Utility

<b>Pipe Size</b>	12"-16"
<b>System Total Capacity</b>	72 MGD
<b>System Available Capacity</b>	22 MGD

### Sewer Utility

<b>Pipe Size</b>	12"
<b>System Total Capacity</b>	100 MGD
<b>System Available Capacity</b>	15 MGD