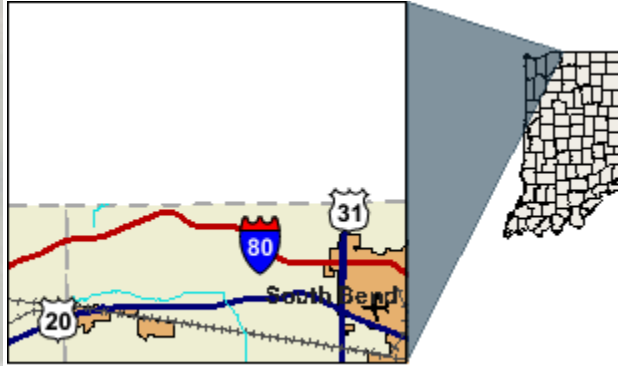


Orleans Industrial Site

State Rd. 337 Orleans, IN 47452



Location

Street Address	State Rd. 337
City	Orleans
County	Orange
Township	
State	IN
Zip Code	47452
Type	Site Only

Site Details

Site

Maximum Acres Available	41.7700004577637
Total Acres Available	41.7700004577637
Within city/town limits	Yes

Sale/Leasing

Ownership	Private
For Sale	Yes

Jurisdiction

Zoning Code/Description	I-1
Current Land Use	Agricultural

Utility

Electric Power Provider	Orange County REMC
Typical Voltage Available	125
Phases Available	Three-phase available along SR 337
Natural Gas Service Provider	Indiana Natural Gas Corporation
Natural Gas Main Size (Inches)	4
Natural Gas Main Pressure (PSI)	150
Water Provider	Patoka Regional Company
Water Main Size (Inches)	8
Sanitary Sewer Service Provider	Town of Orleans
Sewer Main Size (Inches)	8

Transportation

Interstate Route Number	I-64
Distance to Nearest Interstate (Miles)	40
Federal/State Highway Number	SR 37/337 interchange
Distance to Nearest Federal or State Highway (Miles)	0.75
Name of Commercial/International Airport	Louisville International Airport
Distance to Commercial Airport (Miles)	50
Name of General Aviation Airport	Orleans Airport
Largest General Aviation Airport Runway	3,500
Distance to Railroad (Miles)	0.25
Rail Service Provider	CSX Transportation

Notes

This site is located 50 miles northwest of Louisville, KY, 90 miles south of Indianapolis, and 46 miles south of Bloomington, IN. The property is bordered on the south by State Road 337; on the west by a metal fabricator; and on the north and east by farm property. The site is flat, clear, and currently used for agriculture. Additional acreage is available. -Land price is approximately \$10,000 per acre. -Economic Development incentive rates are available to industrial customers which meet minimum demand (500 KW) requirements. -The CSX rail line which serves Orleans has recently been included in the CSX "core" rail system and is not in danger of service reductions or future abandonment. Local service is currently provided three days per week and five days per week service may be available if required to meet shipper's needs. Assistance may be available from the railroad for the cost of extending a spur to the site.

Contact Information

Judy Gray

Company	Orange County Economic Development Partnership
Address	PO Box 281

City
State
Zipcode

Paoli
IN
47454

Indiana Economic Development Corporation

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