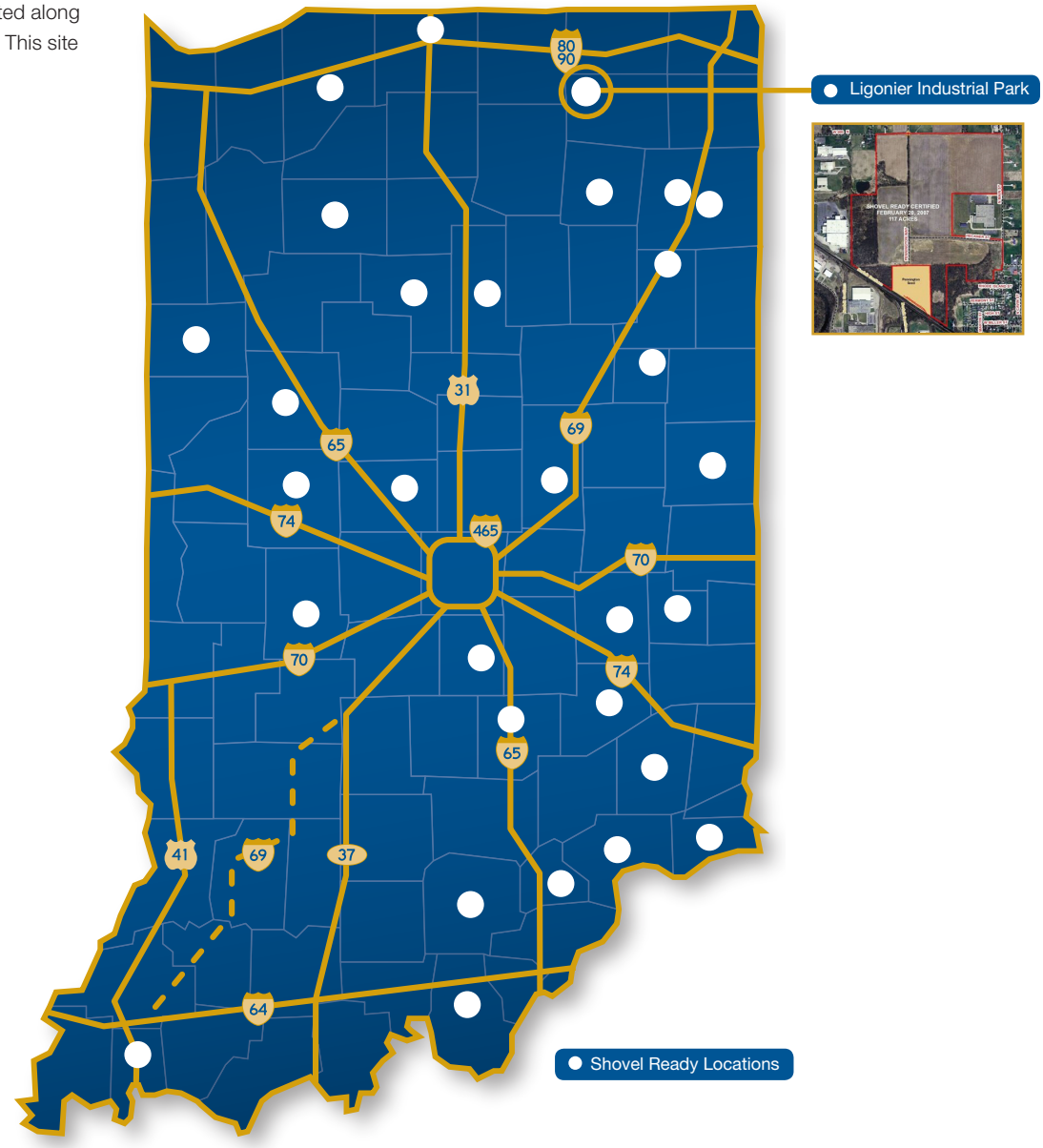
Ligonier Industrial Park

Ligonier, Noble County

SHOVEL READY

The Ligonier Industrial Park is located along U.S. 5 and U.S. 6 in Noble County. This site has rail access.



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Ligonier Industrial Park

Ligonier, Noble County

SHOVEL READY

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Site Selection Database
www.siteselection.in.gov

Transportation:
- Located along U.S. 5 and U.S. 6
- Rail access is provided to the site by Norfolk Southern Corp.
- 14 miles from Goshen Municipal Airport

Acreage:
- 117 total acres

Utilities:
- Electricity: AEP/NIPSCO
- Water: City of Ligonier
- Sewer: City of Ligonier
- Natural Gas: NIPSCO

Zoning:
- Industrial (I-2)

Jurisdiction:
- Economic Revitalization Area
- Tax Increment Financing Area

Topography:
- The site is relatively flat with a general slope from north to south. The northeast corner has a high elevation of 938 feet while the southwest corner has a low elevation of 911 feet.

Soil Type:
- Miami loam is the predominant soil type.

Property Owner:
- Ligonier Industrial Development Corporation

The Indiana Shovel Ready program lowers the cost of site development, improves efficiency of state permitting, and enhances the marketability of the site. Because site information is available before development, potential risks of investing and improving new land are reduced for businesses.

The Indiana Economic Development Corporation (IEDC) leads the program administration of Shovel Ready and utilizes the Fast Access Site Team (FASTeam) to deliver the fast-track permitting at the state level. The FASTeam includes representatives from the IEDC, the Indiana Department of Natural Resources, the Indiana Department of Environmental Management, the Indiana Department of Transportation, the Indiana State Department of Health, the Indiana State Department of Agriculture and the Indiana State Department of Homeland Security.

The goals of the Shovel Ready Program are to:
- Certify sites to expedite the location and permitting processes for business development
- Help local communities identify and prepare sites for economic development
- Identify and fast-track the state, federal and local permits necessary for a specific site (dependent on the end user)

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