Ligonier Industrial Park

West Perry Rd, Ligonier, Indiana 46767 - Noble County





Property Details

Latitude/Longitude: 41.4808, -85.5973
Type of space: Industrial, Light Mfg, Mixed Use, Whse/Dist
Min Size: 10 acres
Max Size: 10 acres
Last Updated: 3/3/2022

Contact Information

Contact Name: Noble County EDC
Email: info@noblecountyedc.com

Documents

Noble County- Ligonier Ind Pk_IEDC Shovel-Ready
Noble County- Ligonier Ind Pk_Electric Utility REMC
Noble County- Ligonier Ind Pk_Community Profile
Noble County-Ligonier Ind Pk_Commuter Map

Availability

Current Use: Vacant, farmed
For Sale: Yes
Sale Price: $17,500
Sale Terms: per acre, cash at closing

Description

Shovel-ready, last 10 acres in the Ligonier Industrial Park Development is zoned and ready for: Light Manufacturing, Distribution, R&D, Mixed Use, Industrial Use. This currently vacant land is priced at $17,500 per acre, negotiable. Utilities (Noble REMC), water and sewer (City of Ligonier) at ready, at the road side.

Site Details

Zoning: Industrial
Flood Plain: Not located within 100 year Flood Plain of the Elkhart River
Is the area located within a municipal jurisdiction?: Yes
Industrial Park Platted: Yes
Lot Size: 1,877' x 1,162'
Parcel ID: 57-01-22-400-012.000-014
Phase: 1
Phase 1: Yes
Phase 1 Date: 11/10/2006

Contiguous Acres Available for Development: 31.040
Zoning Authority: City of Ligonier
Site Description: Gently rolling

Transportation

Interstate Name: I-80/90 Indiana Toll Road
Distance to Interstate: 22 miles
Highway Description: Also 37 miles to I-69 via US 6.
Nearby Highway: State Road 5
Distance to Nearest Highway: 0.6 miles
Nearest International Airport: Fort Wayne International Airport
Distance to Nearest Airport: 35 miles
Regional Airport Name: Goshen Municipal
Distance to Regional Airport: 12 miles
Regional Airport Runway Length: 6050 ft

Utilities

Electric: Yes
Distance to Electric: Roadside Adjacent
Distance to Sub Station: 5 miles
Electric Provider: Noble REMC
Electric Volts: 12 Volts
Power Phases: 3
Natural Gas: Yes
Distance to Natural Gas: Roadside adjacent
Natural Gas Provider: NIPSCO
Natural Gas Line Size: 4"
Sewer: Yes
Distance to Sewer: Roadside adjacent
Sewer Provider: City of Ligonier
Sewer Line: 10"
Water: Yes
Distance to Water: Roadside adjacent
Water Provider: City of Ligonier
Water Line: 10"
Telecom: Yes
Distance to Telecom: In park
Telecom Provider: Lig-Tel
Internet Connection: Yes
Distance to Internet: In park
ISP: Lig-Tel
Internet Service Type: Fiberoptic
Maximum Bandwidth: 1 Gig symmetrical

Other

Ownership: Ligonier Industrial Development Corporation
Amenities: Located in a TIF District

Incentives

Tax Increment Financing Area (TIF): Yes

Contacts

Alternate Contact Name: John J Mangona
Alternate Contact Phone: 260-894-4133
Alternate Contact City: Ligonier
Alternate Email Address: johnreal@ligtel.com