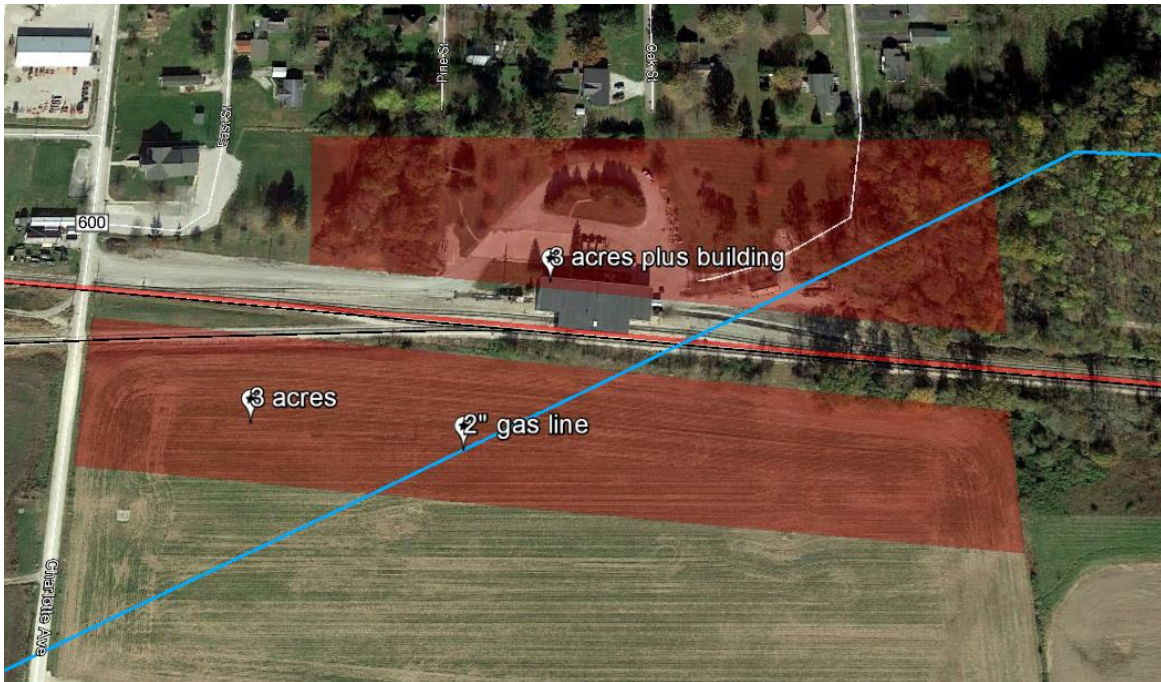


****FOR SALE OR LEASE****

Indiana Rail Road Switz City Facility – 81 Charlotte Ave., Switz City, IN 47465



<u>Property Info</u>		<u>Transportation</u>	
County:	Greene	Indiana Rail Road service:	6 days/week
Acres:	6 (2 parcels/3 ac. each)	Nearest Interstate:	Interstate 69
Zoning:	No zoning	Distance to Interstate:	14 miles
Subdivide?	Yes	Nearest Int'l Airport:	Indianapolis (IND)
Asking Price:	Call for info	Distance to Airport:	70 miles
Building Specs:	160'x50' encompassing 3,600 sq ft office space plus indoor rail shop		

<u>Utilities</u>			
Electric:	Duke Energy	Electric Service:	3-phase 120V and single-phase 240V
Gas:	Midwest Gas Co.	Gas Line:	2 in
Water:	Switz City Water Wrks	Water Line:	2 in.
Sewer:	Switz City Water Wrks		
Broadband:	Smithville Fiber		

Incentives
 Greene Co. Economic Development Corporation www.insidegreenecounty.com
 Indiana Economic Development Corporation www.iedc.in.gov

Indiana Rail Road Contact
 Eric Powell, Manager, Business Development, (317) 616-3436, eric.powell@inrd.com
Alternate Contact
 Jonathan Hardy, Coldwell Banker Commercial Real Estate, (317) 249-9000 or jhardy@cbcrs.com