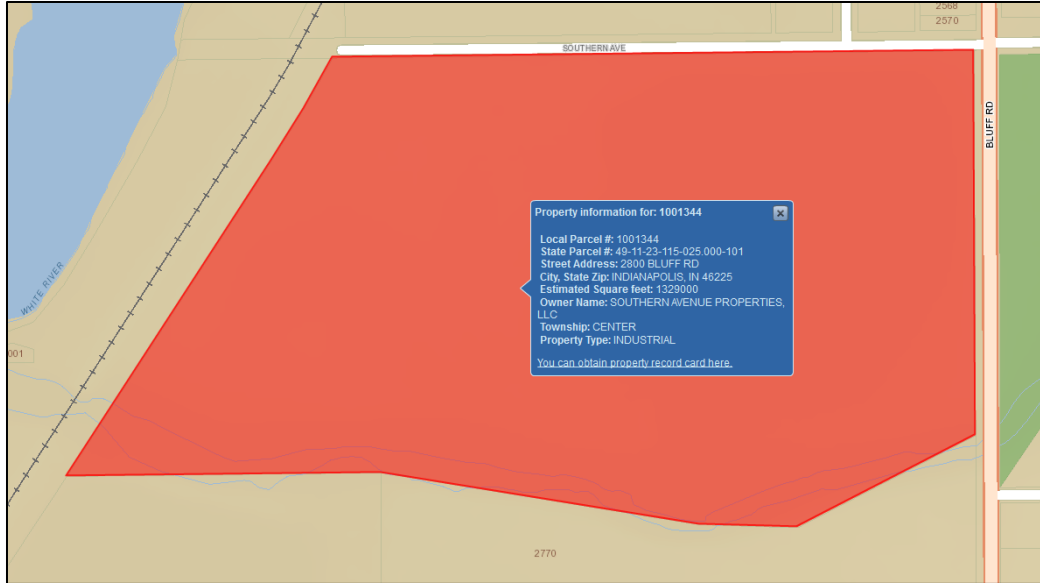


“Southern Ave. Properties” – 2800 S. Bluff , Indianapolis, IN 46225



<u>Property Info</u>		<u>Transportation</u>	
County:	Marion	Indiana Rail Road service:	Daily
Acres:	30 total/25 usable	Nearest Interstate:	I-465
Zoning:	I3 Industrial	Distance to Interstate:	1 mile
Subdivide?	Yes	Nearest Airport:	Indianapolis Int'l
Asking Price:	Negotiable	Distance to Airport:	6 miles

<u>Utilities</u>			
Electric:	Indpls Power & Light	Electric Service:	13.2 kV and 34.5 kV
Gas:	Citizens Energy	Gas Line:	8 in
Water:	Citizens Water	Water Line:	8 in
Sewer:	City of Indianapolis	City Sewer Onsite?	Yes
Broadband:	Yes		

<u>Incentives</u>	
Indy Chamber	www.indychamber.com
Indiana Economic Development Corporation	www.iedc.in.gov

<u>Indiana Rail Road Contact</u>	
Eric Powell, Manager, Intermodal & Economic Development, (317) 616-3436 or eric.powell@inrd.com	
<u>Alternate Contact</u>	
Jonathan Hardy, Coldwell Banker Commercial Real Estate, (317) 249-9000 or jhardy@cbrs.com	