

INDIANA

FOR
THE **BOLD**

Hoosier Heartland Industrial Park

US-421 and W 100 N, Delphi, Indiana 46923 - Carroll County



Property Details

Latitude/Longitude: 40.5604, -86.6554

Type of space: Heavy Manufacturing, Industrial, Business Park, Light Mfg, Whse/Dist

Min Size: 5 acres

Max Size: 35 acres

Last Updated: 11/11/2024

Contact Information

Company: Carroll County Economic Development Corporation

Contact Name: Jacob Adams

Address: P.O. Box 83, 241 N. Heartland Drive

City: Delphi

State: Indiana

Phone: 765-564-2060

Cell: 765-432-4224

Email: jadams@carrollcountyedc.com

Website: <http://www.carrollcountyedc.com/>



Availability

Current Use: Bare ground with a 50,000sf Speculative Building

Total Size: 35

For Sale: Yes

Sale Terms: HOOSIER HEARTLAND INDUSTRIAL PARK offers (1) 5 acres lot and (3) 10-acre lots, with a total of 30 consecutive acres. A 50,000 SF EXPANDABLE SPECULATIVE BUILDING is currently being constructed on LOT 3. Terms of the Speculative Building are pending.

Description

This certified Indiana Shovel Ready site is 1/4 mile from new four-lane, limited-access State Road 25/ Hoosier Heartland Highway. The 60-acre ZONED I-2 Industrial Park includes utilities to each lot and park-wide drainage system. The HHIP features one 10-acre lot with a 50,000 SF EXPANDABLE SPECULATIVE BUILDING currently being built on LOT 3, plus two 10 acres lots, and one 5-acre lots. The Carroll White REMC building is in operations on lot 4. More information on the Speculative Building to come.

Site Details

Total Acres: 62.50 acres

Zoning: I-2

Shovel Ready: Yes

Featured Site Description: Shovel Ready

Flood Plain: No

Alta Survey: Yes

Alta Date: December 2014

Is the area located within a municipal jurisdiction?: Yes

Industrial Park Name: Hoosier Heartland Industrial Park

Industrial Park Platted: Yes

Lot Size: 60 acres

Percent in Flood Plain: 0

Phase 1: Yes

Phase 1 Date: January 2009

Phase 1 Environment Report: Yes

Phase 2: Yes

Phase 2 Date: January 17, 2020

Documents

[Carroll-HHIP Google Earth utilities.kml](#)
[Carroll-HHIP Covenants.pdf](#)
[Carroll-HHIP Proposed site.pdf](#)
[Carroll- HHIP Design Guidelines.pdf](#)
[Carroll-HHIP Geotechnical Report.pdf](#)
[Carroll- HHIP Phase 1 Environmental Study.pdf](#)
[Carroll- HHIP Limited Phase 2 ESA.pdf](#)
[Carroll- HHIP Final Plat Map.pdf](#)
[Carroll- HHIP Utility Map.pdf](#)
[Carroll- HHIP Topographical Map.pdf](#)
[Carroll- HHIP Aerial Photograph.jpg](#)
[Carroll- HHIP Neighboring Aerial.jpg](#)
[Carroll- HHIP Brochure.pdf](#)
[Carroll- HHIP Flyer.pdf](#)
[Carroll- HHIP Powerpoint.pptx](#)

Contiguous Acres Available for Development: 30 acres

Geo-tech Report: Yes, August 2014

Zoning Authority: Carroll County Area Plan Commission

Site Description: Industrial Park

Industrial Park: Yes

Building Details

Available sf: 50,000 sf

Stand Alone Building: Yes

Ceiling Height: 32 ft

Divisible: Yes

Building SF: 50,000

Future Expansion SF: 100,000 sf

Number of Buildings: 1

Occupancy: 310,500,007.20 %

Transportation

Access Road Name: ST Rd 421N

Interstate Name: Interstate 65

Distance to Commercial Airport: Purdue University Airport 25 miles

Nearest International Airport: Indianapolis International Airport

Distance to Nearest International Airport: 83 miles

Nearest Intermodal Yard: Port of Indiana-Burns Harbor

Distance to Intermodal Access: 92 miles

Distance to Interstate: 15 miles

Highway Description: 4 lane, limited access State Road 25 is 1/4 mile from HHIP and is 15 miles from Interstate 65.

Nearby Highway: US 421, State Road 25

Distance to Nearest Highway: 1/4 mile to 4-lane St. Rd. 25 miles

Nearest International Airport: Indianapolis International

Distance to Nearest Airport: West Lafayette PURDUE UNIVERSITY Airport 25 miles, INDIANAPOLIS Airport 83 miles

Regional Airport Name: Delphi Municipal Airport

Distance to Regional Airport: 2 miles

Regional Airport Runway Length: 4000 ft

Distance to Rail: 5 miles

Closest Port: Ports of Indiana - Burns Harbor

Distance to Port: 95 miles

Traffic Count: 2,722

Utilities

Broadband: Yes

Electric: Yes

Distance to Electric: On site

Distance to Sub Station: .10 miles

Electric Provider: Carroll White REMC

Electric Volts: 12,470 Volts

Electric Amps: 162 Amps

KVA: 3500

Typical KVA: 3500

Power Phases: 3

Dual Feed: Yes

Natural Gas: Yes
Distance to Natural Gas: On site
Natural Gas Provider: NIPSCO
Natural Gas Line Size: 6 or 3 inch
Sewer: Yes
Distance to Sewer: On site
Sewer Provider: City of Delphi
Sewer Line: 12 and 8 inches
Water: Yes
Distance to Water: On site
Water Provider: City of Delphi
Water Line: 8 inch
Telecom: Yes
Distance to Telecom: On site
Internet Connection: Yes
Distance to Internet: On
ISP: Indiana Fiber Network
Internet Service Type: fiber

Other

Responsible Party: Carroll County Economic Development Corp.
Ownership: Carroll County Economic Development Corp.
Tax District Name: Deer Creek Twp.
Amenities: Industrial drive, two entrances, site-wide drainage, utilities extended to each lot, lots have been graded, sidewalk and street lights.

Incentives

Redevelopment Area: Yes
Tax Increment Financing Area (TIF): Yes
Foreign Trade Zone: Yes

Contacts

Alternate Contact Name: Shannon Telfer
Alternate Contact Company: Carroll County Economic Development Corp.
Alternate Contact Phone: 765-564-2060
Alternate Contact Address: P.O. Box 83
Alternate Contact City: Delphi
Alternate Contact Zip: 46923
Alternate Email Address: stelfer@carrollcountyedc.com
Alternate Web Site: www.carrollcountyedc.com