

CROSSROADS INDUSTRIAL PARK PARCEL 1

Steuben County REMC



SITE OVERVIEW

| | |
|---------------------|---|
| Site Address | 400 McSwain Drive, Fremont, IN 46737 |
| County | Steuben |
| Time Zone | Eastern |
| Ownership | Private |
| Total Acreage | 18 acres |
| Developable | n/a |
| Min Lot Size | n/a |
| Zoning | I-1 Industrial |
| Site Covenants | n/a |
| Impact Fees | n/a |
| Foreign Trade Zones | Yes |



LOGISTICS

| | |
|------------------------|---|
| Distance to 4 Lane Hwy | 4 miles / 6.4 km to I-80/90 & 6 miles / 9.7 km to I-69 |
| Rail Service Name | n/a |

SITE CONTACT

| | |
|-------|--|
| Name | Isaac Lee |
| Email | isaac@steubenedc.com |
| Phone | 260-665-6889 |

UTILITIES

Electric Utility

| | |
|----------------------------|-----|
| Line KV Serving Site | n/a |
| Line KV Serving Substation | n/a |
| Dual Feed | n/a |

Natural Gas

| | |
|---------|---------------------|
| Service | 4" plastic / 60 PSI |
|---------|---------------------|

Water Utility

| | |
|---------------------------|-----|
| Pipe Size | 10" |
| System Total Capacity | n/a |
| System Available Capacity | n/a |

Sewer Utility

| | |
|---------------------------|-----|
| Pipe Size | n/a |
| System Total Capacity | n/a |
| System Available Capacity | n/a |