

# STONEBRIDGE PARCEL 1

Heartland REMC



## SITE OVERVIEW

Site Address	Stonebridge Road & Fogwell Parkway Roanoke, IN
County	Allen
Time Zone	Eastern
Ownership	Allen County Redevelopment Commission
Total Acreage	29 acres
Developable	29 acres
Min Lot Size	29 acres
Zoning	<a href="#">Business Technology and Industrial Park (BTI)</a>
Site Covenants	<a href="#">Yes</a>
Impact Fees	n/a
Foreign Trade Zones	<a href="#">Yes</a>

## LOGISTICS

Distance to 4 Lane Hwy	4 miles / 6.4 km to US 24
Rail Service Name	n/a

## SITE CONTACT

Name	Scott Naltner
Email	<a href="mailto:snaltner@greaterfortwayneinc.com">snaltner@greaterfortwayneinc.com</a>
Phone	260-420-6945



## UTILITIES

### Electric Utility

Line KV Serving Site	12.5 kV
Line KV Serving Substation	138 kV
Dual Feed	No, but alternate sources

### Natural Gas

Service	4" plastic / 60 psig
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### Water Utility

Pipe Size	12"-16"
System Total Capacity	72 MGD
System Available Capacity	22 MGD

### Sewer Utility

Pipe Size	12"
System Total Capacity	100 MGD
System Available Capacity	15 MGD