

STONEBRIDGE PARCEL 3

Heartland REMC



SITE OVERVIEW

Site Address	12875 Stonebridge Road Roanoke, IN 46783
County	Allen
Time Zone	Eastern
Ownership	Allen County Redevelopment Commission
Total Acreage	10 acres
Developable	10 acres
Min Lot Size	10 acres
Zoning	Business Technology and Industrial Park (BTI)
Site Covenants	Yes
Impact Fees	No
Foreign Trade Zones	Yes



LOGISTICS

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

SITE CONTACT

Name	Scott Naltner
Email	snaltner@greaterfortwayneinc.com
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 are available

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