

LAND FOR SALE



COLDWELL BANKER
COMMERCIAL

SHOOK

COUNTY ROAD 27 | ASHLEY, IN 46705



Lot Size

169 Acres(+/-)

Price

\$3,364,000.00

Zoned

I-3

PROPERTY DESCRIPTION

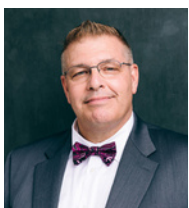
This expansive property spans approximately 169 acres and boasts over half a mile of prime interstate 69 frontage, making it a highly visible and accessible location for a wide range of business ventures. In addition to its strategic location, it generates supplementary income through four billboard sign sites, offering an excellent opportunity for passive revenue.

This versatile property is tailor-made for a substantial distribution center or warehouse, with its vast expanse providing ample space for logistical operations and expansion. The combination of abundant acreage and its proximity to a major interstate position it as an ideal choice for businesses seeking to establish a strategic hub for the movement of goods and services.

Notably, the property has access to city water on-site, ensuring a reliable and convenient water supply for any industrial or commercial endeavor. Furthermore, it is conveniently positioned within a quarter mile of city sanitary services, making it easier for businesses to manage waste disposal efficiently.

Effective drainage is ensured by a substantial county drain tile system that is discreetly buried on the premises. This not only guarantees proper water management but also minimizes any potential disruptions to the property's functionality, making it a low-maintenance and hassle-free investment.

Whether you're looking to establish a bustling distribution center, a state-of-the-art warehouse, or any other business that can benefit from a prime location with income-generating potential, this property offers an exceptional opportunity that combines accessibility, utilities, and an efficient infrastructure for long-term success. Don't miss the chance to make this remarkable property the cornerstone of your business endeavors.



Brad Neihrer

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Location Description

This property is located in Ashley, IN which is situated in the northeastern region of Indiana, north of Fort Wayne, IN.

The property has over half a mile of frontage on interstate 69 and access to interstate 69 is within half a mile of the site, making easy access to the site.

Highlights

- Property Size: 169 acres +/-
- Interstate 69 Frontage: Over half a mile, providing high visibility and accessibility
- Interstate 69 Access: Interstate 69 access is within a half a mile from the site, making it easy for distribution.
- Income Generation: Four billboard sign sites for passive revenue
- Ideal for Distribution Center or Warehouse: Vast space for logistical operations and expansion
- Access to City Water: Ensures reliable and convenient water supply
- City Sanitary Services: Conveniently located within a quarter mile for efficient waste disposal
- Effective Drainage: Substantial County drain tile system for proper water management and minimal disruptions
- Prime Location: Perfect for businesses seeking a strategic hub for the movement of goods and services

