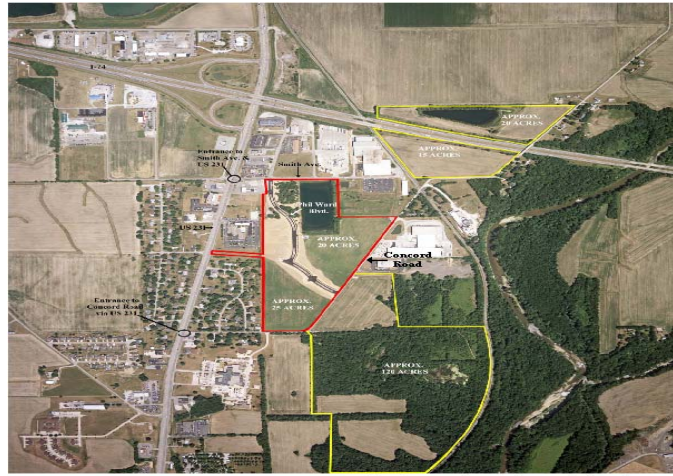


To initiate a custom site search or project with the State of Indiana, please contact:  
**KAREN NORTROP**  
 Business Development Specialist  
 (317) 232-0160  
[knorthrop@iedc.in.gov](mailto:knorthrop@iedc.in.gov)

**New Search** **Current Search**  
**Property Report**  
**Property Map** **Demographics**

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## Crawfordsville Commerce Park



■ Back Office  
■ Light Manufacturing

**Montgomery County Economic Development**  
 309 North Green St., Crawfordsville, IN 47933  
 Phone: (765) 362-6851

Designated as a "SHOVEL READY SITE" by the State of Indiana.

### Location

<b>Street Address</b>	Smith Avenue
<b>City</b>	Crawfordsville
<b>County</b>	Montgomery
<b>Township</b>	North Union
<b>State</b>	IN
<b>Zip Code</b>	47933
<b>Type</b>	Site Only
<b>Property Status</b>	Available
<b>Longitude</b>	-86.903899
<b>Latitude</b>	40.07275
<b>Total Acres Available</b>	215.1
<b>Within city/town limits</b>	Yes
<b>Located in Industrial Park</b>	No
<b>Platted Lot in Industrial Park</b>	No
<b>Certified Tech Park</b>	No
<b>ALTA Land Survey</b>	Yes
<b>Date of Survey</b>	May 5, 2006
<b>Phase I Environmental Report</b>	Yes

<b>Date of Report</b>	September 10, 2007
<b>Flood Plain</b>	No

### Sale/Leasing

<b>Ownership</b>	Public
<b>Divisible/Subdivisible</b>	Yes
<b>For Sale</b>	Yes

### Jurisdiction

<b>Zoning/Planning Authority</b>	Crawfordsville
<b>Zoning Code/Description</b>	I-1
<b>Current Land Use</b>	Agricultural
<b>Tax Increment Financing Area (TIF)</b>	Yes

### Utility

<b>Electric Power Provider</b>	CEL&P
<b>Electric Service at Property</b>	Yes
<b>Typical Voltage Available</b>	13.8
<b>Distance to Substation (Feet)</b>	15,840
<b>Natural Gas Service Provider</b>	Vectren Energy Delivery
<b>Natural Gas Service at Property</b>	Yes
<b>Natural Gas Main Size (Inches)</b>	4
<b>Water Provider</b>	Indiana American Water Company, Inc.
<b>Water Service at Property</b>	Yes
<b>Water Main Size (Inches)</b>	10
<b>Water Main Pressure (PSI)</b>	55
<b>Sanitary Sewer Service Provider</b>	City of Crawfordsville
<b>Sanitary Sewer Service at Site</b>	Yes
<b>Sewer Main Size (Inches)</b>	8
<b>Waste Water Treatment Plant Available Capacity</b>	700,000
<b>Telecommunications Service Provider</b>	AccelPlus
<b>Telecommunications at Property</b>	Yes
<b>Internet Service Provider</b>	AccelPlus (FTTH)
<b>Internet Service at Property</b>	Yes
<b>Type of Service Available</b>	Fibers

### Transportation

<b>Interstate Route Number</b>	I-74
<b>Distance to Nearest Interstate (Miles)</b>	0.5
<b>Federal/State Highway Number</b>	US 231
<b>Distance to Nearest Federal or State Highway (Miles)</b>	0.025
<b>Name of Commercial/International Airport</b>	Indianapolis International Airport
<b>Distance to Commercial Airport (Miles)</b>	45
<b>Name of General Aviation Airport</b>	Crawfordsville Municipal Airport
<b>Distance to General Aviation Airport (Miles)</b>	7
<b>Largest General Aviation Airport Runway</b>	5,000
<b>Rail Access On Site</b>	Yes

<b>Rail Service Provider</b>	CSX
<b>Name of Port</b>	Port of Indiana - Burns Harbor
<b>Distance to Nearest Port (Miles)</b>	180
<b>Distance to nearest Container Terminal (Miles)</b>	40

### Property Tax

<b>Property Tax Jurisdiction</b>	City of Crawfordsville
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### Contact Information

#### Bill Henderson

<b>Company</b>	Montgomery County Economic Development
<b>Address</b>	309 North Green Street
<b>City</b>	Crawfordsville
<b>State</b>	IN
<b>Zipcode</b>	47933
<b>Phone</b>	765-362-6851
<b>Fax</b>	765-362-6900
<b>Email</b>	BillHenderson@MCEDinc.com
<b>Webpage</b>	www.HoosierEmployer.com

This site is provided in cooperation with:  
**Indiana Economic Development Association**  
and  
**Indiana Business Research Center**

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