

# Falls Pointe Business Park

## Property Details

Site/Building Name	Falls Pointe Business Park
Street Address	Fall Creek Drive
City	Pendleton
County	Madison
Zip Code	46064
Type of Space	Industrial
Min Size	6 acres
Max Size	29 acres

## Availability

For Sale	Yes
Sale Terms	Build to suit
Current Use	Business/Industrial Park

## Site Details

Contiguous Acres Available for Development	29 Acres
Featured Site Description	Shovel Ready
Total Acres	102 Acres
Zoning	Industrial

## Transportation

Interstate Name	I-69
Distance to Interstate	.62 miles
Nearby Highway	SR 38
Distance to Nearest Highway	.31 miles
Regional Airport Name	Indianapolis Regional Airport
Distance to Regional Airport	24 miles
Regional Airport Runway Length	6,005 ft.
Rail Served	No
Rail Provider	N/A

For more information, contact:

Steve Schwegman, SIOR +1 317 810 7185 steve.schwegman@am.jll.com	Brian Buschuk +1 317 810 7180 brian.buschuk@am.jll.com
--	--

Tim O'Rourke  
+1 213 239 6231  
tim.orourke@am.jll.com



Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



## Utilities

Electric to Site?	Yes
Electric Provider	Town of Pendleton
Electric Rates	Negotiable
Available Power to Site	20 MW transformer at site; currently at 11 MW during peak; Ability to add another 20 MW in future
Natural Gas to Site?	Yes
Natural Gas Provider	Vectren
Sewer to Site?	Yes
Sewer Provider	Fall Creek Regional Waste District
Sanitary Main Size	8"
Water to Site?	Yes
Water Provider	Pendleton Water
Water Main Size	12"
Telecom to Site?	Yes
Telecom Provider (s)	Frontier, Nine Star

## Incentives

Enterprise Zone	No
Foreign Trade Zone	No
TIF Area	In process



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2021. Jones Lang LaSalle IP, Inc. All rights reserved