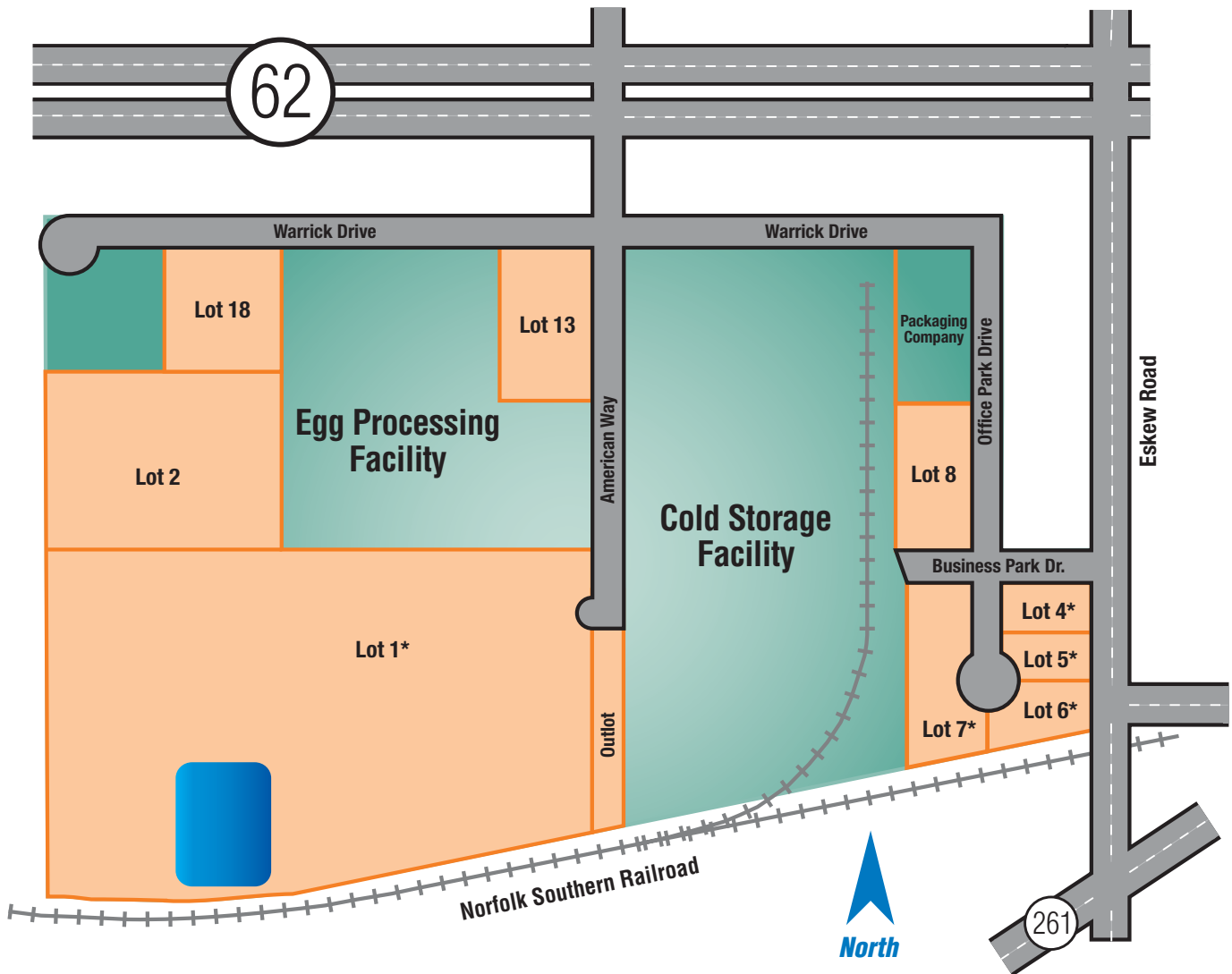


Centrally located, centered on your success

Warrick County Industrial Park

State Road 62 at Eskew Road, Boonville, IN



Ready for fast-track needs

Several excellent parcels are still available in the successful Warrick County Industrial Park, which is ideally suited for companies in industries such as data centers, advanced manufacturing operations, distribution and logistics facilities, and food processing.

The park offers extensive connections to the nation's transportation network. Interstate 64, I-164 and the new International Commerce Superhighway (I-69) meet nearby, putting you within two highway days of everything east of the Rockies – and less than a half day from Nashville, St. Louis, Louisville, Indianapolis, and Cincinnati. Norfolk Southern Railroad serves the park, and both the Evansville Regional Airport and the Port of Evansville are just 15 miles away.

Parcels available

Lot 1*	20.37 acres
Lot 4*	.42 acres
Lot 5*	.38 acres
Lot 6*	.58 acres
Lot 7*	1.32 acres
Lots 4, 5, 6, & 7	3.21 acres (Includes cul de sac)
Lot 8	1.22 acres (Privately Owned)
Lot 13	1.52 acres (Privately Owned)
Lot 18	1.5 acres (Privately Owned)

* Pad Ready

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Warrick County Industrial Park

State Road 62 at Eskew Road, Boonville, IN

EASY ACCESS. MULTIPLE CONNECTIONS.

Located at the median population center of the United States, Warrick County offers easy access and an extensive array of transportation options to keep you connected

LOCATION & TRANSPORTATION

Community: Warrick County, Indiana

Population: 57,656 (county)

Highways: Quick access to I-64, I-164, I-69

Divided State Highway 62 at front door

Airport: Evansville Regional Airport (15 miles)

Rail: Norfolk Southern on site

Water: Port of Evansville (15 miles)

Port of Indiana at Mt. Vernon (18 miles)

PROPERTY DETAILS

Zoning: M-2 and M-1 General Industrial, and R-O

Topography: Flat

Roads: Main roadways are in place. Others may be developed to meet your requirements.

Surrounding Land: Agricultural, light office and retail



SITE ADVANTAGES

Pad-Ready: Some parcels where earth moving activities have prepared building pads ready for construction.

Pads have access to street and utilities.

ONSITE UTILITIES

Electricity: Vectren 12.5 kV

Natural gas: Boonville Gas 2" line

Water: Chandler Water Department 12" main

Sewer: Boonville Sewer Department 8" main

Telecom: AT&T internet, data, voice, video

PUBLIC SAFETY

Police: Warrick County Sherriff's Department

Fire: Boonville Fire Department

EMS: Warrick County EMS



SUCCESS
WARRICK
COUNTY

Centrally Located, Centered on your Success

4763 Rosebud Lane, Suite C, Newburgh, Indiana 47630

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