



Silverado Industrial Park Shovel Ready Site

Lafayette Center Road at I-69
Fort Wayne, IN 46783

Property Feature	Specifications
Acreage	59.46 Acres
Zoning	I-4 Industrial Park
Sale Price	\$12,500 - \$25,000/Acre
Topography	Flat
Soil Type	Topsoil overlays stiff to hard silty clay

**Expedited permitting, with environmental studies complete including soil study, archeological report, geotech survey, biological assessment and wetland delineation. All shovel ready data is available upon request.

Contact Lindsey Melchi for more information:

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Email: lmelchi@theallianceonline.com

TRANSPORTATION

System	Identifier	Distance
US Highway(s)	US-24	3.6 Miles
State Highway(s)	IN-3	2.5 Miles
Interstate(s)	I-69	0.25 Miles
Airport	FWA	11 Miles

UTILITIES

Utility	Provider	Specifications
Electric	United REMC	
Natural Gas	NIPSCO	8"
Water	City of Fort Wayne	12"- 16"
Sewer	City of Fort Wayne	8" - 12"
Telephone	Verizon	

