

# Up to 365 acres Industrial Park setting Interstate 69 Exit #22



Corporation for  
Economic Development

## Flagship Industrial Park

2701 Enterprise Dr. Suite 100 • Anderson, IN 46013 • (765)642-1860 • [www.cedanderson.com](http://www.cedanderson.com)

# Flagship Industrial Park Site Sheet

## Location:

Name: The Flagship  
Street: I-69 & SR 9 & 67  
City/Town: Anderson  
Township: Fall Creek  
County: Madison  
In City/Town Limits: Yes

## Description:

Acreage Available: 1 to 365 acres  
Total Acreage: 750  
Subdividable: Yes  
Minimum Available: 1.2 acres  
Total Available: 417 acres  
Adjacent Acreage: Yes  
Price Per Acre: Inquire  
Zoning Type: I-3 industrial reserve  
Topography: Flat  
100 Yr. Flood Plain: No

## Contact:

Company: Corporation for  
Economic Development  
Name: Rob Sparks  
Executive Director  
Address: 2701 Enterprise Dr. Ste #100  
Anderson, IN 46013  
Phone: 765.642.1860  
E-mail: RobSparks@cedanderson.com

## Port:

Nearest Port: Jeffersonville, IN  
or Cincinnati, OH  
Miles To Port: 150

## Highway:

Interstate: I-69  
Miles To Exit: 0  
Four-Lane Highway: Business 9  
Miles To Four-Lane: 0  
Two-Lane Highway: SR 9 & 67  
Miles To Two-Lane: 0

## Rail:

Railroad: Yes  
Railroad Name: CSX (Conrail)  
Spur On Site: Yes

## Airport:

Commercial Airport: Indianapolis International  
Miles To Airport: 50  
Local Airport: Anderson Municipal  
Miles To Airport: 10

## Sewer:

Sewer Supplier: City of Anderson  
Sewer Main Size: Multiple force mains  
into 12" gravity main  
Sewer Main Distance: On-site  
Sewer System Capacity: 21.25 MGD  
Sewer Avg. Daily Use: 12.50 MGD

## Water:

Water Supplier: City of Anderson  
Water Main Size: 16 inch (looped)  
Water Main Distance: On-site  
Water System Capacity: 15 MGD  
Water Storage Capacity: 4.5 million gal. overhead  
Water Avg. Daily Use: 12 MGD

## Fire:

Fire Protection: City of Anderson  
Fire Rating: 4

## Gas:

Gas Supplier: Vectren  
Gas Main Size: 2", 4", 6"  
Gas Main PSI: 40 PSI  
Gas Main Distance: On-Site  
(2<sup>nd</sup>) Gas Main Size: 20"  
(2<sup>nd</sup>) Gas Main PSI: 460 PSI  
(2<sup>nd</sup>) Gas Main Distance: On-Site -along I-69

## Electric:

Electric Supplier: Anderson Municipal Light &  
Power  
Distribution Voltage: 13 KV  
Distribution Distance: On-site  
Transmission Voltage: 34 KV  
Transmission Distance: 8650'  
Substation on site

## Environmental:

Stormwater: Ditch and pond system  
Wetlands: 23 acres S. of rail spur  
Air quality: Attainment area

## Telecommunications:

Telephone Supplier: Verizon(fiber optics)  
Tel. Line Distance: On-site  
Cable TV Supplier: Insight  
Redundant service on site

## Other Information:

Land in The Flagship has Foreign Trade Zone status, access to a fiber optic loop, and is part of a Certified Technology Park.

# Flagship Utilities Map

