

BATESVILLE

INDIANA

Nobbe Property					
State Road 229 N					
Property					
Property Name:	Nobbe Property				
Park Name:					
Street Address:	39°19'5.59"N 85°12'20.97"W				
City/State:	Batesville, IN 47006				
County:	Ripley				
Sale Price:	\$3,660,000				
Lease Rate (month):					
Site Information				Utilities	
Total land available (acres):	61.07			Electric Power Provider:	Duke Energy
Minimum land available (acres):				Service at Property:	Yes
Maximum land available (acres):				Service (amps):	
Certification/Shovel Ready:				Service (volts):	
Phase 1 environmental report:				Phase Available:	
Report Date:				Natural Gas Provider:	City of Batesville
				Service at Property:	Yes
				Main Size (inches):	
		Main Pressure (psi):			
		Water Provider:	City of Batesville		
		Service at Property:	Yes		
		Main Size (inches):			
		Main Pressure (psi):			
Jurisdiction		Sewer Provider:	City of Batesville		
Zoning/Planning Authority:	Batesville	Service at Site:	Yes		
Zoning/Code Description:	Commercial	Main Size (inches):			
Current Use:	Agriculture	Telecomm Provider:	Enhanced Telecommunications		
Highway(s): State Road 46	State Road 46	Available at Property:	Yes		
Interstate(s):	I-74	Voice:			
Airport (miles):	Cincinnati 53 / Indianapolis 82	Internet:	Yes		
Rail (miles):	1 mile	Data:			
Port (miles):	45 miles	Video:			
		Type Available:	Fiber		
Public Services		Comments			
Police Service Provider:	City of Batesville	Prime real estate in Batesville with unlimited opportunities for business or industrial. Easy access to I-74.			
Fire Protection Provider:	City of Batesville				
Ambulance/EMS Provider:	City of Batesville				