



Midwest Industrial Park – Richmond, Indiana

Midwest Industrial Park

Richmond, Indiana



The Midwest Industrial Park is a prime development opportunity for companies large and small. Located in Wayne County, Richmond is the economic center for the county and the East Central Indiana region. This city-owned industrial park provides 218.3 acres of greenfield lots. Nearby Interstate-70, and the Norfolk Southern Railroad, offer supply chain alternatives for inbound and outbound transportation. In the Midwest Industrial Park you're within a day's drive of most major markets with access to three international airports. Several industry sectors call Richmond and Wayne County home including: plastics; food processing; distribution and logistics; transportation equipment; and metal fabrication. Find out more about the community, the region and what the EDC of Wayne County can do to assist you through the site selection process by visiting www.whywaynecounty.com or contacting us at 765-983-4769.



Park Details

- 218.3 total acres
- 5 lots: 5.7, 8.9, 32.5, 79.7, and 91.5 acres; all can be subdivided
- Zoning—High Intensity Industrial (I-2)
- Visible from Interstate-70
- Publicly owned



Shovel Ready

- Utilities on site with capacities for growth
- Phase I Environmental Site Assessment
- Wetland Delineation
- Archaeological Field Reconnaissance
- Preliminary Geotechnical Engineering Investigation—includes soil borings spread throughout the sites



Local Incentives

- Tax Increment Financing District (TIF)
- Economic Revitalization Area (ERA) allows for tax abatements on real and personal property
- Cash grants available



Water & Wastewater

- **Water:** 12 inch line onsite, provided by Indiana American Water, sourced by local reservoir at 60-70 PSI
- **Wastewater:** 12 inch gravity sewer onsite, provided by Richmond Sanitary District, 500,000 GDP capacity



Electric and Natural Gas

- **Electric:** 3-phase, 13,800 volt distribution with facilities including a substation located within the park rated at 20 MVA and transmission facilities rated at 69,000 volts provided by municipally owned Richmond Power and Light
- **Natural Gas:** 12 inch high pressure main at 600 PSI and 6 inch and 8 inch medium pressure mains at 52 PSI located within the park



Logistics

- **Truck:** Access to I-70 within 2.5 miles via Exit 149 A to the east and Exit 145 to the west
- **Rail:** Served by Norfolk-Southern, dissects the park where a spur can be added to the north or south, preliminary engineering available
- **Air:** Access to three international airports within 45 to 90 minutes
- Regional air travel available within 12 miles by Richmond Municipal Airport with two runways—5,000 and 5,500 feet



Communication

- **Telecommunications:** Fiber optic and broadband connections onsite provided by Parallax Systems up to 200 mbps
- Includes internet, virtual local area network (VLAN) and point-to-point capability, as well as Voice Over Internet Protocol (VOIP)





Tenants Located in the Midwest Industrial Park

- 1 Osborn International:** Manufacturer and distributor of brushes and buffs
- 2 New Holland Agriculture:** Sales and service of farm implements
- 3 XPO Logistics:** Regional motor carrier servicing 25 Midwestern and Northeastern states
- 4 Safety Zone:** Sales and distribution of safety products to U.S. markets
- 5 TBK America, Inc.:** Manufactures pumps and engine components for U.S. vehicle manufacturers
- 6 Abbott Nutrition Manufacturing:** Manufactures plastic containers for Abbott's food and nutritional products
- 7 Tiedemann-Bevs Industries:** Manufactures and supplies embroideries and interior fabrics to the casket industry
- 8 Vantor Corporation:** Vacuumforming, injection molding and custom die cutting
- 9 Blue Buffalo:** Pet food processor



For more information, please contact
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www.whywaynecounty.com