



1525 W. Hoosier Blvd., Ste 201
Peru, IN 46970
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DETAILED SITE INFORMATION

DS-4 North Miami Industrial Park	
COMMUNITY	Peru, Miami County, Indiana
LOCATION/ADDRESS	Old US 31 & County Road 200 North, Peru, IN
Ownership & Asking Price	
Property Owner	Miami County Economic Development Authority
Asking Price	The appraised value of property in the industrial park averages \$5,500 per acre. The asking price is negotiable based on the quality and quantity of jobs created, the total investment dollars, and overall positive economic and community impact of the project
Site Description	
Size	70 acres total with parcels ranging from 5.3 acres up
Height restrictions	None
Existing structures	None within the 70 acres available
Any easements or impediments on site?	The existing roadways bordering the proposed site are owned and maintained by Miami County. There are utility easements for gas, water, electric, sewer, and fiber optics adjacent to the roadways.
Topography	Flat
Is site development ready?	Yes
Compatibility	
Current zoning	Industrial
Surrounding area zoning	Industrial, Agriculture
Present use	Greenfield site
Prior use(s)	Agriculture
Adjacent/surrounding uses/tenants	North & West – Agriculture, South - Fair Grounds, East - Industrial, Agriculture
Environmental / Geological	
Soil conditions/type	
Located in flood plain?	
Wetlands located on site?	
Environmental	Assessment Complete
Archaeological issues/features	None
Seismic, weather, etc. issues	None
Any natural disaster risk?	None
Emission Issues	None



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Site Access	
Roads to site	Site has direct access from old US 31.
Construction access to site?	Yes
Nearest interstate/4-lane highway	US 24 is 1.5 miles North off old US 31. U.S. 31 is 3 miles NW off US 24
Nearest commercial airport	Indiana's longest commercial runway is located at the Grissom Aeroplex, approximately 10 miles south of the proposed site, In addition, there are two small municipal airports within 5-20 miles of the site in Kokomo and Peru. Indianapolis International & Fort Wayne International airports are within 75 miles of Peru.
Nearest intermodal facility	Remington, Indiana - 58 miles northwest of Grissom
Express Courier Hub	UPS, FedEx, and DHL. Approximately 20-25 miles in Kokomo
Rail Access	This site has no rail access
Amenities & Emergency Services	
Distance to fire department	
Distance to police department	
Distance to hospital	
Amenities near site	Gas Stations, Restaurants, Convenient Stores, etc.
Distance to nearest amenities	2 miles
Utilities - Electrical on site	
Electric Supplier(s)	Peru Utilities
Available capacity to site	3 Phase, 12,470 volt
Distance to substation	
Dedicated substation?	
Dual circuit service possible?	
Electricity cost (per kWh)	5.50 per kWh
Demand Charges (\$/kW)	\$0.030417 per KWH
Utilities - Natural Gas on site	
Gas Supplier(s)	Northern Indiana Public Service Corporation (NIPSCO)
Line size & pressure	
Available capacity to site	Unlimited supply available
Nearest transmission line (or next largest distribution line)	On site
Gas cost (per mmBTU)	Averaging \$15.00 - \$16.00 per decatherm.



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Utilities - Water on site	
Water Supplier(s)	Peru Utilities
Line size & pressure	500,000 Gal elevated water tank with 12" line, 65 psi
Water cost (e.g. per 1,000 gallons)	First 10,000 gallons: \$4.20 Next 20,000 gallons: \$3.44 All over 30,000 gallons \$2.28
Other Charges	Fire Protection Surcharge of \$11.62 - \$39.84 per month depending on meter size of 4" - 12". Private Hydrant would cost \$76.24 per month, & Automatic Sprinklers would cost between \$1.19 - \$1,219.84 depending on connection size.
Utilities - Waste Water on site	
Service Provider(s)	Peru Utilities
Line size	8"
Treatment facility location	Peru, Indiana
Total capacity	
Excess capacity	
Discharge limits	
Utilities - Telecommunications on site	
Service Provider(s)	SBC Ameritech, North Central Communications & Miami/Cass REMC
Type of service/infrastructure available	DSL, Wireless, Satellite, Broadband
Local Economic Development Incentives	
A. Property Tax Abatement - available in 1 to 10 year increments as determined by the Miami County Council (Indiana Code 6-1.1-12.1)	
B. Reduced Land Cost - Cost of land is determined by the positive economic and community impact of the project. Factors include employment opportunities, project investment, etc.	