

The Montpelier Industrial Park Fact Sheet

MONTPELIER INDUSTRIAL PARK



765-348-4944

www.blackfordcounty.com

Address	Montpelier Industrial Park County Road 400 E, State Hwy. 18 Montpelier, Indiana
County	Blackford County, Indiana
Owner	City of Montpelier
Owner Agent	NA
Land Parcel Size Proposed	55 acres total – can be subdivided
Zoning	Industrial
Description of Land Site	55 acres located on State Hwy. 18 and 14 miles east of Interstate 69. All utilities at site.
Environmental Condition	Phase I was completed in March 2006. No further action required.
Sale Price Quoted	\$12,000 per acre (negotiable)
Current Taxes	NA
Electrical Service Provider	Indiana Michigan Power
Nearest Electrical Feed	Indiana Michigan Power currently serves electric power to the Montpelier Industrial Park from the Montpelier – Roll 12 kV circuit. The station transformer, a 69/12 kV 12/20 M VA bank, can take on another 12-15 MVA of load.
Name and Distance of Nearest Substations (2)	The site is about 4,000 feet from the station, following the route of the Roll circuit. The circuit breaker in the station limits the circuit capacity to 12 MVA, which leaves just under 7 MVA of available capacity. If a customer requires more than available capacity, construction of infrastructure improvements can be underway in 90 days or less. There are no plans in the immediate future to build

	another station or add capacity. The transformer is only 50% loaded.
Approximate Power Cost (\$ / kWh)	\$ 0.033/kWh
Sources and Percentages of Power (Hydro, Coal, Nuclear, Natural Gas, Wind)	Vectren Natural Gas provider
Power Capacity (in Mega Watts)	The natural gas distribution main is located approximately 4/10 th of a mile north of this site. The gas distribution main is a four inch steel line with 200 pounds per square inch pressure. Upon request for service, Vectren will extend without charge its facilities including distribution mains, underground gas service pipes, meters and other equipment necessary to provide service, provided Vectren's estimate of its Non-Gas Revenue from such gas service for a period of five and one half years is equivalent to or in excess of Vectren's estimate of the cost of providing such facilities.
Nearest Fiber Line Location	The fiber provider for this site, SBC, will not disclose the exact location of its fiber. SBC has confirmed that they can provide service to the site. SBC recently submitted an estimate to a proposed tenant that requires high availability fiber optic based services with redundant fiber cable routs.
Fiber Providers in Vicinity	SBC
Other Tenants in Vicinity	Montpelier Industrial Park is under construction. No tenants are currently located in park. Central States Enterprises, a grain terminal with a proposed ethanol facility, is located to the east of property. On the north side of park, across State Hwy 18, are other industries including Emhart Gripco, Indiana Veneer, and Smith Consulting. Property to the west and south of park is agriculture.
Proximity to Freeways	Adjacent to State Hwy. 18, 14 miles east of Interstate 69
Proximity to Rail Line	Rail to this park is not available
Proximity to Airport/Flight Paths	37 miles to Fort Wayne International Airport
Comments	This site has been submitted to the State of Indiana's Shovel Ready Program and is awaiting one more permit from DNR for final approval. It has been pre-approved by the City of Montpelier for tax abatement on real estate and equipment.

