

J.F. Helsel Commerce Park

Property Report (J.F. Helsel Commerce Park)



Property Details

Site/Building Name	J.F. Helsel Commerce Park
Street Address	1500 Jim Day Road
City	Salem
County	Washington County
Zip Code	47167
Type of space	Mixed Use, Warehouse/Distribution, Flex, Light Mfg, Mixed Use, Whse/Dist
Min Size	5 acres
Max Size	140 acres
Last Updated	10/31/2016

Contact Information

Company	Washington County Economic Growth Partnership Inc
Contact Name	Sabrina Burdine
Address	1707 N. Shelby Street
City	Salem
State	Indiana
Phone	812-883-8803
Cell	812-620-5809
Email	sabrina.burdine@wcegp.org
Website	http://www.wcegp.org



Availability

For Lease	Yes
Lease Type	private
For Sale	Yes
Current Use	Banquet Hall, agricultural

Building Details

Divisible	Yes
Building Environment	Stand Alone Industrial Site
Building Type	Light Industrial

Site Details

Shovel Ready	Yes
Featured Site Description	Shovel Ready
Flood Plain	no
Lot Size	135
Parcel	88-24-09-000-002.000-021
Phase 1	Yes
Phase 1 Date	01/17/02
Phase 1 Environment Report	Yes
Contiguous Acres Available for Development	135
Soil Report	Yes
Total Acres	140 acres
Zoning	Light Manufacturing
Zoning Authority	City of Salem

Transportation

Interstate Name	Interstate 65
Distance to Interstate	17 miles
Nearby Highway	SR 56
Distance to Nearest Highway	0.5 miles
Nearest International Airport	Louisville International Airport
Distance to Nearest Airport	35 miles
Distance to Rail	2
Rail Provider	CSX
Distance to Port	35 miles

Utilities

Electric	Yes
Distance to Electric	0
Electric Provider	Jackson County REMC
Typical KVA	7200
Natural Gas	Yes
Distance to Natural Gas	0
Natural Gas Provider	Midwest Gas
Natural Gas Line Size	6"
Sewer	Yes
Distance to Sewer	0
Sewer Provider	City of Salem

Sewer Line	10"
Water	Yes
Distance to Water	0
Water Provider	City of Salem
Water Line	12"
Telecom	Yes
Telecom Provider	Verizon
Internet Connection	Yes
ISP	Blue River Networking
Internet Service Type	DSL,Wireless

Other	
Responsible Party	Sabrina Burdine, Executive Director
Ownership	WC Economic Growth Partnership

Incentives	
Economic Revitalization Area	Yes
Tax Increment Financing Area (TIF)	Yes

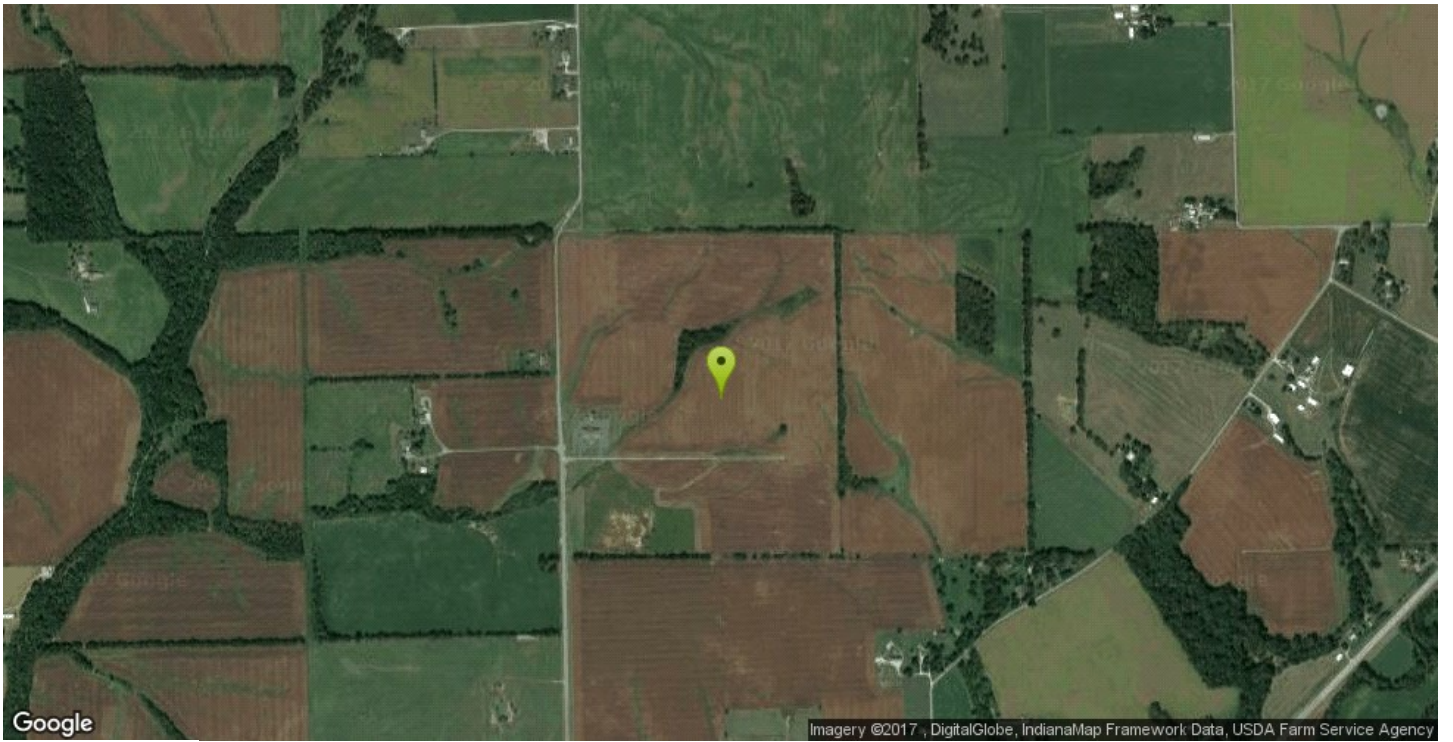
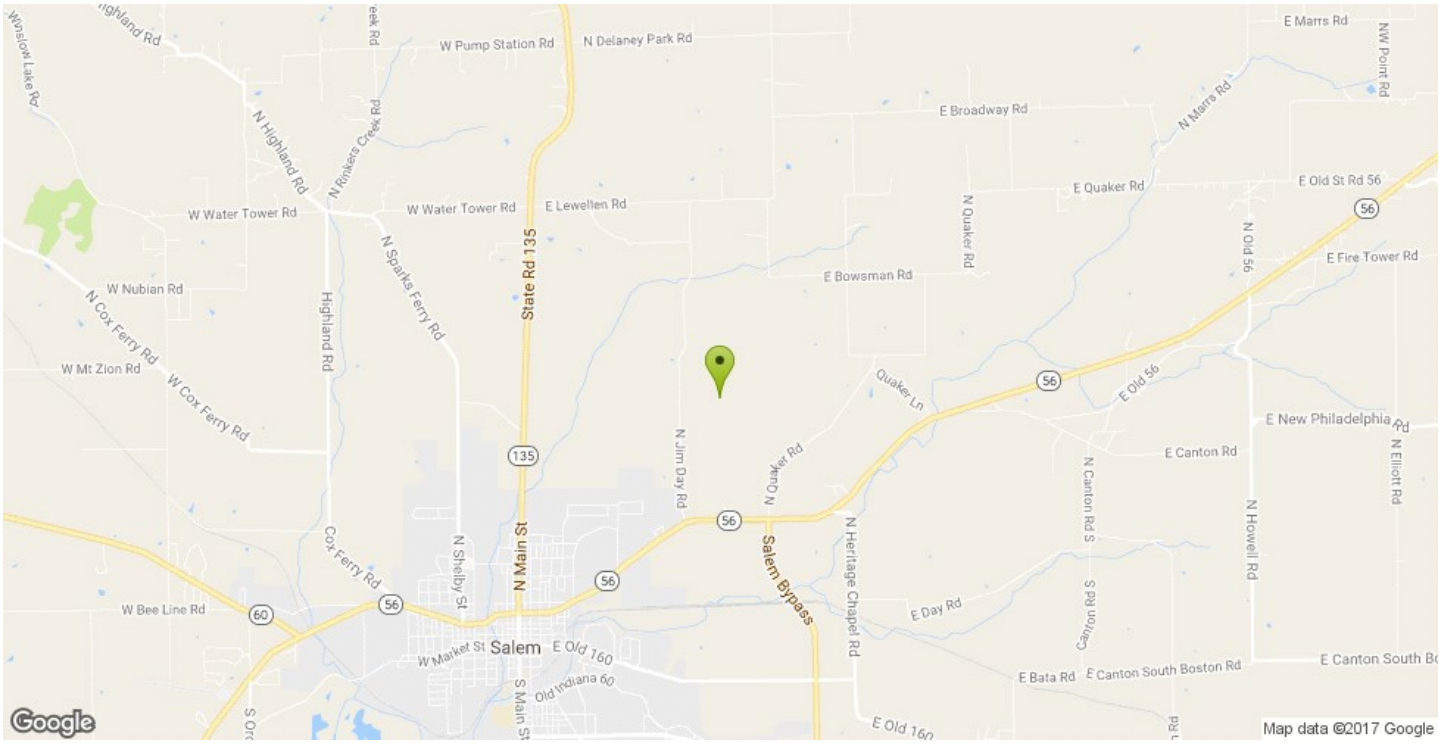
Description

Land slightly rolling Previously used as farm land Certified Indiana Shovel Ready Site Utilities On the site Adjacent to the City of Salem 18 minutes from I-65 35 minutes from Louisville, KY 45 minutes from Louisville International Airport
Studies completed:
Environmental Phase I
Wetland Delineation
Core drillings on 40 acres

Attachments

[Phase I Environmental.pdf](#)
[Hesel Shovel Ready Site.doc](#)
[Wetland Delineation.pdf](#)
[Covenants and Restrictions for IP 2008.doc](#)
[2014 Hesel Property Card.pdf](#)

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