

NORTH WARRICK INDUSTRIAL PARK

INDUSTRIAL PARK DRIVE, ELBERFELD, WARRICK COUNTY



North Warrick Industrial Park
Elberfeld, Warrick County, IN
Coordinates: 38.180562, -87.460910

TOTAL ACERAGE: 236 acres

DEVELOPABLE ACERAGE: 160 acres

MAX BUILDING SIZE: 716,000 sq ft

OWNED/ CONTROLLED BY: Owned Warrick County
Redevelopment Commission

UTILITY INFO

ELECTRIC: 12.47 kV, 69 kV, and 138 kV at site

NATURAL GAS: 2-inch at site (upgrades may be necessary for larger users)

WATER: 12-inch and 16-inch lines at site;
300,000 gpd readily available

WASTEWATER: 10-inch and 12-inch gravity lines at site;
400,000 gpd readily available

TELECOMM: Fiber is readily available

LOCAL WORK FORCE

Warrick County has a strong industrial workforce without the competition from big box distribution in larger markets. As companies compete for labor in larger markets, North Warrick Industrial Park is well positioned for new employers to enter and establish their niche in the marketplace. The workforce ecosystem provides the opportunity to partner with all levels of education: K-12 Career Academies, Ivy Tech, and Four-Year Institutions.

(45 Minute Drive Time Stats)

POPULATION: 440,842

PROJECTED GROWTH: 1.61%

LABOR FORCE: 226,219

MEDIAN INCOME: \$54,478

*Evaluated through the
Duke Energy Site Readiness Program*