

J.F. Helsel Commerce Park

1500 Jim Day Road, Salem, Indiana 47167 - Washington County



Property Details

Latitude/Longitude: 38.6282, -86.0774

Type of space: Mixed Use, Warehouse/Distribution, Flex, Light Mfg, Mixed Use, Whse/Dist

Min Size: 5 acres

Max Size: 120 acres

Last Updated: 4/16/2024

Contact Information

Company: Washington County Economic Growth Partnership Inc

Contact Name: Angie Buchanan

Address: 99 Public Square, Suite 202

City: Salem

State: Indiana

Phone: 812-883-8803

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Email: director@wcegp.org

Website: <http://www.wcegp.org>



Availability

Current Use: Industrial

For Sale: Yes

Lease Type: private

Description

Land slightly rolling, Certified Indiana Shovel Ready Site, Zoned I-1, Utilities on the site (water, wastewater, electric, natural gas, fiber internet), Adjacent to City of Salem, Quick access by three State Highways, 18 minutes from I-65, 45 minutes from Louisville, KY, 90 minutes from Indianapolis, IN, 45 minutes from Louisville International Airport, 90 minutes from Indianapolis International Airport.

Studies completed:

Environmental Phase I

Wetland Delineation

Core drillings on 40 acres

Site Details

Total Acres: 129 acres

Zoning: Light Manufacturing

Shovel Ready: Yes

Featured Site Description: Shovel Ready

Flood Plain: no

Documents

[Washington County Helsel Park Helsel Shovel Ready Site.doc](#)
[Washington County Helsel Park Phase I Environmental.pdf](#)
[Washington County Helsel Park Covenants and Restrictions for IP R2019.pdf](#)
[Washington County Helsel Park Wetland Delineation.pdf](#)
[Washington County Helsel Park property card 2021.pdf](#)

Lot Size: 5 to 120 acres
Parcel ID: 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: 120
Geo-tech Report: Yes
Zoning Authority: City of Salem

Building Details

Divisible: Yes

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 Muhammad Ali International Airport
Distance to Nearest Airport: 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: Jackson County REMC
Internet Service Type: fiber-optic, broadband network

Other

Responsible Party: Angie Buchanan, Executive Director
Ownership: WC Economic Growth Partnership

Incentives

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

