

For sale

±611.2 Acres Available
2393 E. Mowrey Road
Columbia City, Indiana



JLL

Griffin Seitz

Associate

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317 810 7175

Aidan Cozzi

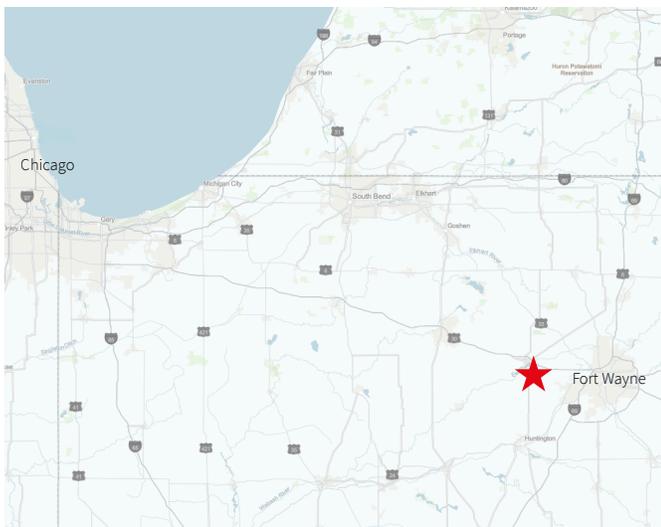
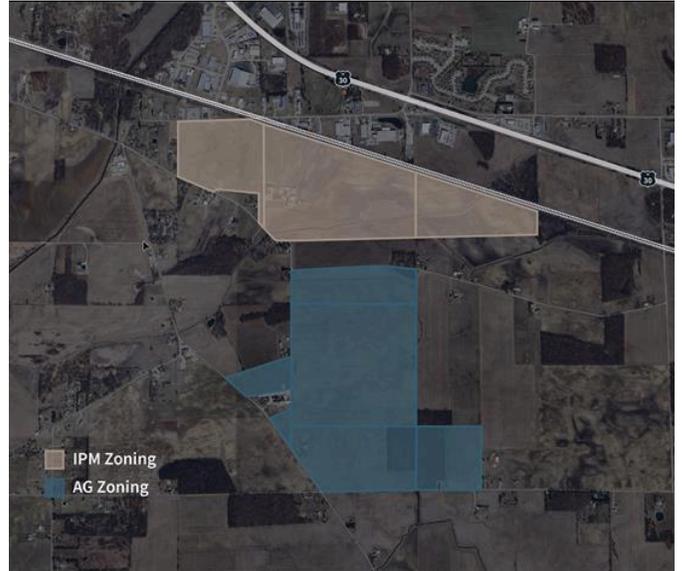
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The property features a large, entitled industrial core, on-site rail access, and inclusion within the Union Township Tax Increment Financing (TIF) District, providing immediate development capability and long-term flexibility for large-scale users. The site's scale, entitlement profile, and rail access differentiate it from competing offerings and support a wide range of industrial and employment uses.



Location

Located in Union Township, Whitley County, Indiana, within the Greater Fort Wayne industrial market

Property specifications

- ±611.2 contiguous acres
- Rail-served industrial site
- Entitled industrial core
- Union Township TIF in place
- Large-scale expansion and long-term optionality
- Strategic location in the Greater Fort Wayne industrial market

Site composition & zoning:

- ±275 acres zoned IPM
 - Fully entitled
 - Located within the Union Township TIF
 - Suitable for immediate industrial development
- ±336 acres currently zoned AG
 - Contiguous to the IPM-zoned land
 - Suitable for future rezoning and phased expansion

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