



**&**



***Exit 340 Properties***

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# ***Development Vision***

At JICI Construction, we believe in the design-build process which blends perfectly with these development properties spanning across both Steuben and DeKalb counties. Our approach begins on a blank canvas, just as these lots provide. Our design process is owner driven to derive the best method of construction, allowing full consideration for your needs and individual site's features.

Through the design process, you will have the ability to bring your project to life with real-time changes to your building and its functionality. Additionally, you will be provided with an accurate representation of the financial means in which to accomplish your goals. The Design-Build approach protects owners from the major pitfalls of hard-bid construction by eliminating budget surprises and finished product "ah ha" moments from features left out.

Our goal is to provide a level of service that is unmatched during the design phase. That service leads to clients realizing advantages during the construction process and ultimately provides a best-in-class finished project.

So, if you're ready, now is the time to begin your journey! Whether it be an expansion of current operations or your new business, our design team is waiting – just pick a lot and let's get to work!



**+/- 35 Acres**

**Brightmark SOLD**

**+/- 40 acres**

Railroad

Railroad

Rail/Access

Rail/Access

**+/- 23 acres**

**SOLD**

**+/- 26 Acres**

Road

**Casey's SOLD**

**+/- 59 Acres**

US Xpress job

Family Dollar Distribution Center

Auburn Doo

County Hwy 800 S

I-69 Exit

**+/- 80 Acres**

**PENDING**



### Exit 340 East Spec Sheet

**Type of Space: Greenfield**  
**Zoning: I-1 or in Process**  
**Zoning Authority: Town of Ashley**  
**Sale Price: Negotiable**  
**Electric Provider: Steuben County REMC/NIPSCO**  
**Natural Gas: NIPSCO**  
**Sewer Provider: Town of Ashley**  
**Water Provider: Town of Ashley**  
**Telecom: IMAN, Frontier, Mediacom, Fiber**  
**Rail Access: Yes**  
**Interstate Access: I-69 (0.5 mile), I-80/90 (16 miles)**  
**Airport Access:**  
**Fort Wayne International Airport (47 miles)**  
**Dekalb County Airport (17.5 miles)**  
**Steuben County Airport (9.6 miles)**  
**Tax Abatement: Available**  
**Tax Increment: Available**  
**Foreign Trade Zone: Available**

### Contact Info

**Kim Smith**  
**Manager - Klink Group**  
**260-587-9113**  
**klink@klinktrucking.com**

**Ken Wilson**  
**President - JICI, Inc.**  
**260-665-9384**  
**info@jici.com**




## Exit 340 East Spec Sheet: +/- 23 Acre Lot

Type of Space: **Greenfield**

Zoning: **I-1 or in Process**

Zoning Authority: **Town of Ashley**

Sale Price: **Negotiable**

Electric Provider: **Steuben County REMC**

Natural Gas: **NIPSCO**

Sewer Provider: **Town of Ashley**

Water Provider: **Town of Ashley**

Telecom: **IMAN, Frontier, Mediacom, Fiber**

Rail Access: **Yes**

Interstate Access: **I-69 (0.5 mile), I-80/90 (16 miles)**

Airport Access:

**Fort Wayne International Airport (47 miles)**

**DeKalb County Airport (17.5 miles)**

**Steuben County Airport (9.6 miles)**

Tax Abatement: **Available**

Tax Increment: **Avail.**

Foreign Trade Zone: **Avail.**

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**Railroad**

**Rail/Access**

**+/- 23 Acres**

**Road**

Family Dollar Store  
Dollar store

County Rd 00N

31

Auburn Door

All acreage numbers are estimates. Please call for more info and exact acreage amount.

## Exit 340 East Spec Sheet: +/- 35 Acre Lot

**Type of Space:** Greenfield  
**Zoning:** I-1 or in Process  
**Zoning Authority:** Town of Ashley  
**Sale Price:** Negotiable  
**Electric Provider:** Steuben County REMC  
**Natural Gas:** NIPSCO  
**Sewer Provider:** Town of Ashley  
**Water Provider:** Town of Ashley  
**Telecom:** IMAN, Frontier, Mediacom, Fiber  
**Rail Access:** Yes  
**Interstate Access:** I-69 (0.5 mile), I-80/90 (16 miles)  
**Airport Access:**  
**Fort Wayne International Airport (47 miles)**  
**Dekalb County Airport (17.5 miles)**  
**Steuben County Airport (9.6 miles)**  
**Tax Abatement:** Available  
**Tax Increment:** Available  
**Foreign Trade Zone:** Available

# +/- 35 Acres

Railroad

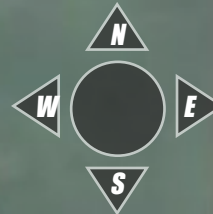
Railroad

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Klink Trucking Inc

W 800 S 4

I-69 Exit 340

County Hwy 800 S County Line Rd

All acreage numbers are estimates. Please call for more info and exact acreage amount.

## Exit 340 East Spec Sheet: +/- 26 Acre Lot

**Type of Space:** Greenfield  
**Zoning:** I-1 or in Process  
**Zoning Authority:** Town of Ashley  
**Sale Price:** Negotiable  
**Electric Provider:** Steuben County REMC  
**Natural Gas:** NIPSCO  
**Sewer Provider:** Town of Ashley  
**Water Provider:** Town of Ashley  
**Telecom:** IMAN, Frontier, Mediacom, Fiber  
**Rail Access:** Yes  
**Interstate Access:** I-69 (0.5 mile), I-80/90 (16 miles)  
**Airport Access:**  
**Fort Wayne International Airport (47 miles)**  
**Dekalb County Airport (17.5 miles)**  
**Steuben County Airport (9.6 miles)**  
**Tax Abatement:** Available  
**Tax Increment:** Available  
**Foreign Trade Zone:** Available

Railroad

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Railroad

## Rail/Access

**+/- 26 Acres**

Storage

00 S

County Hwy 200 S

All acreage numbers are estimates. Please call for more info and exact acreage amount.

Klink Trucking Inc

### Exit 340 East Spec Sheet: +/- 59 Acre Lot

- Type of Space: **Greenfield**
- Zoning: **I-1 or in Process**
- Zoning Authority: **Town of Ashley**
- Sale Price: **Negotiable**
- Electric Provider: **Steuben County REMC**
- Natural Gas: **NIPSCO**
- Sewer Provider: **Town of Ashley**
- Water Provider: **Town of Ashley**
- Telecom: **IMAN, Frontier, Mediacom, Fiber**
- Rail Access: **No**
- Interstate Access: **I-69 (0.5 mile), I-80/90 (16 miles)**
- Airport Access:
  - Fort Wayne International Airport (47 miles)**
  - Dekalb County Airport (17.5 miles)**
  - Steuben County Airport (9.6 miles)**
- Tax Abatement: **Available**
- Tax Increment: **Available**
- Foreign Trade Zone: **Available**

I-69 Exit 340

**Casey's SOLD**

**+/- 59 Acres**

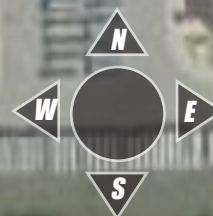
Family Dollar  
Distribution Center

### Contact Info

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All acreage numbers are estimates. Please call for more info and exact acreage amount.

I-69 Exit

**Exit 340 East Spec Sheet: +/- 80 Acre Lot**

**Type of Space:** Greenfield  
**Zoning:** I-1 or in Process  
**Zoning Authority:** Town of Ashley  
**Sale Price:** Negotiable  
**Electric Provider:** Steuben County REMC  
**Natural Gas:** NIPSCO  
**Sewer Provider:** Town of Ashley  
**Water Provider:** Town of Ashley  
**Telecom:** IMAN, Frontier, Mediacom, Fiber  
**Rail Access:** Yes  
**Interstate Access:** I-69 (0.5 mile), I-80/90 (16 miles)  
**Airport Access:**  
**Fort Wayne International Airport (47 miles)**  
**Dekalb County Airport (17.5 miles)**  
**Steuben County Airport (9.6 miles)**  
**Tax Abatement:** Available  
**Tax Increment:** Available  
**Foreign Trade Zone:** Available

**Contact Info**

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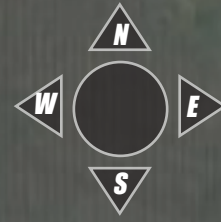


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**+/- 80 Acres**  
**PENDING**





# Brightmark SOLD



## +/- 40 acres

**Railroad**

### Exit 340 East Spec Sheet: +/- 40 Acre Lot (RPF)

**Type of Space:** Greenfield  
**Zoning:** I-1 or in Process  
**Zoning Authority:** Town of Ashley  
**Sale Price:** Negotiable  
**Electric Provider:** NIPSCO  
**Natural Gas:** NIPSCO  
**Sewer Provider:** Town of Ashley  
**Water Provider:** Town of Ashley  
**Telecom:** IMAN, Frontier, Mediacom, Fiber  
**Rail Access:** Yes  
**Interstate Access:** I-69 (0.5 mile), I-80/90 (16 miles)  
**Airport Access:**  
**Fort Wayne International Airport (47 miles)**  
**Dekalb County Airport (17.5 miles)**  
**Steuben County Airport (9.6 miles)**  
**Tax Abatement:** Available  
**Tax Increment:** Available  
**Foreign Trade Zone:** Available

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All acreage numbers are estimates. Please call for more info and exact acreage amount.

Ashley U Stor It

County Hwy 800 S Old State Hwy 4 W 800 S

## Exit 340 West Spec Sheet

**Type of Space:** Greenfield  
**Zoning:** I-1 or in Process  
**Zoning Authority:** Town of Ashley  
**Sale Price:** Negotiable  
**Electric Provider:** Steuben County REMC/NIPSCO  
**Natural Gas:** NIPSCO  
**Sewer Provider:** Town of Ashley  
**Water Provider:** Town of Ashley  
**Telecom:** IMAN, Frontier, Mediacom, Fiber  
**Rail Access:** No  
**Interstate Access:** I-69 (1 mile), I-80/90 (16.8 miles)  
**Airport Access:**  
Fort Wayne International Airport (47.8 miles)  
DeKalb County Airport (16.5 miles)  
Steuben County Airport (10.6 miles)  
**Tax Abatement:** Available  
**Tax Increment:** Available  
**Foreign Trade Zone:** Available

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**+/- 68 Acres**

**+/- 35 Acres**

All acreage numbers are estimates. Please call for more info and exact acreage amount.

### Exit 340 West Spec Sheet: +/- 35 Acre Lot

- Type of Space: **Greenfield**
- Zoning: **I-1 or in Process**
- Zoning Authority: **Town of Ashley**
- Sale Price: **Negotiable**
- Electric Provider: **Steuben County REMC**
- Natural Gas: **NIPSCO**
- Sewer Provider: **Town of Ashley**
- Water Provider: **Town of Ashley**
- Telecom: **IMAN, Frontier, Mediacom, Fiber**
- Rail Access: **No**
- Interstate Access: **I-69 (1 mile), I-80/90 (16.8 miles)**
- Airport Access:
  - Fort Wayne International Airport (47.8 miles)**
  - Dekalb County Airport (16.5 miles)**
  - Steuben County Airport (10.6 miles)**
- Tax Abatement: **Available**
- Tax Increment: **Available**
- Foreign Trade Zone: **Available**

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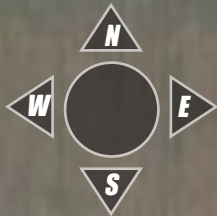
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**+/- 35 Acres**

**Exit 340 West Spec Sheet:  
+/- 68 Acre Lot**

**Type of Space: Greenfield**  
**Zoning: I-1 or in Process**  
**Zoning Authority: Town of Ashley**  
**Sale Price: Negotiable**  
**Electric Provider: Steuben County REMC/NIPSCO**  
**Natural Gas: NIPSCO**  
**Sewer Provider: Town of Ashley**  
**Water Provider: Town of Ashley**  
**Telecom: IMAN, Frontier, Mediacom, Fiber**  
**Rail Access: No**  
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**Airport Access:**  
**Fort Wayne International Airport (47.8 miles)**  
**Dekalb County Airport (16.5 miles)**  
**Steuben County Airport (10.6 miles)**  
**Tax Abatement: Available**  
**Tax Increment: Available**  
**Foreign Trade Zone: Available**



**+/- 68 Acres**

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***JICI***   
**CONSTRUCTION**