



Property Highlights

- Adjacent to rail
- Substantial road frontage, parking lot
- Zoned as Moderate Intensity Industrial/Light Manufacturing
- Near downtown
- All utilities available at site

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Prime industrial land for sale

Kokomo Industrial Land Kokomo, IN



November 2025

RACER SITE ID: 12880

Prime industrial land for sale

1723 & 1863 North Washington Street, Kokomo, IN



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US



Railroad

SUMMARY



Kokomo Industrial Land

RACER Site ID:	12880
Address:	1723 & 1863 North Washington Street, Kokomo, IN
Road frontage:	836' along North Washington Street
Acreage:	10.1
Zoning:	Moderate intensity industrial/light manufacturing
Tax parcel numbers:	34-03-25-203-002.000-002; 34-03-25-206-001.000-002
Annual property taxes:	\$3,687 (Payable 2025)



Utilities

Water:	Water mains surround the Property and bisect it along the former Spraker Street, now vacated and part of this offering. Service is provided by Indiana American Water.
Sanitary:	Sanitary sewers ranging in diameter from 15" to 24" follow the easterly right-of-way of Washington Street; storm sewers ranging in diameter from 12" to 66" surround and bisect the Property; combination sewers ranging in diameter from 12" to 24" parallel the western Property boundary. Treatment services are provided by the City of Kokomo.
Electric:	Duke Energy serves the Property with a 12.47 kV, 3-phase system from the nearby Kokomo Webster substation.
Natural gas:	A 6", 40-PSI steel gas line bisects the Property along the northerly right-of-way of Spraker Street, now vacated and part of this offering. Service provided by Northern Indiana Public Service Company (NIPSCO).



For Your Due Diligence:

Land survey: [Click here](#) Environmental Fact Sheet: [Click Here](#) Environmental Technical Reports: [Click Here](#)



ABOUT RACER TRUST

The Revitalizing Auto Communities Environmental Response (RACER) Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment the properties abandoned by General Motors Corp. in its 2009 bankruptcy. When it was formed, RACER was one of the largest holders of industrial properties in the United States, and the largest environmental response trust in U.S. history. Investments by RACER Trust's buyers and end users have generated annual, recurring impacts of more than 69,000 permanent FTE jobs, \$5.7 billion in labor income and \$24 billion in regional economic output.



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Buyer's Guide: <https://www.racertrust.org/buyers-guide>

Full property list: <https://www.racertrust.org/properties/all>

More information about the Kokomo Industrial Land Property is available at <https://www.racertrust.org/properties/kokomo-industrial-land>

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