

INDUSTRIAL > FOR LEASE or PURCHASE

50,000 SF - Build-to-Suit Warehouse/Manufacturing Facility



VANDEBURGH INDUSTRIAL PARK - EVANSVILLE, IN

- ▶ 50,000 SF Bldg (Expandable)
- ▶ Land: ±9.084 Acres (Lot 13)
- ▶ Shovel Ready Sites
- ▶ Possible 10 yr Tax Phase-in (for qualifying companies)
- ▶ Aggressive Economic Incentives
- ▶ Developed Industrial Park Setting
- ▶ **Completion Date: ±5-6 Months**

**Pricing available upon request.
Property will be completed to tenant's or
buyer's specifications.**



For More Information:

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BUILDING FEATURES:

Building Area:	50,000 SF (Expandable)
Construction:	Precast Tilt Wall or Pre-Engineered Steel
Site Area:	±9.084 Acres (Lot 13)
Zoning:	M-2, Industrial
Office:	3,000 SF (Built-to-suit)
Ceiling Height:	30' clear
Column Spacing:	± 50'-0" x 50'-0"
Floor:	± 6" Reinforced Concrete Floors
Dock Doors:	± 4 (Built-to-suit)
Drive-in Doors:	± 2 Drive in Doors (12' x 14')
Car Parking:	Built-to-Suit
Fire System:	ESFR sprinkler system
Interior Lighting:	T-5 Lighting w/ motion sensors
Warehouse Heat:	Air Rotation System
Electrical:	Built-to-suit

Completion Date: 5-6 months

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST

VANDEBURGH INDUSTRIAL PARK FEATURES:

Shovel Ready Sites

Location:	S.R. 57 at Ruston Road
Terrain:	Sites graded and ready
Electric:	12.5kV 3 phase/1271 Megawatts (Vectren)
Gas:	4" Line Installed (Vectren)
Telecom:	AT&T Fiber Optics
Water:	12" (System Capacity - 62 MGD; Excess Capacity - 32 MGD)
Sewer:	12" (System Capacity - 38.6 MGD; Excess Capacity - 5.7 MGD)
Railroad:	Indiana Southern Railroad
River Dock:	Port of Evansville (12 miles from site)

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VANDEBURGH INDUSTRIAL PARK - REMAINING LOTS FOR SALE



- EXISTING COMPANIES**
1. Graham Packaging
 2. PGP International
 3. Chesapeake
 4. Great Lakes
 5. FedEx
 6. PyroTek
 7. Tenneco
 8. ProLift
 9. Brake Supply
 10. Shoe Carnival

- 5.5 miles to Evansville Regional Airport
- 30 miles to Port of Mount Vernon

VIP - Available Lots and Pricing

Lot #	Acreage	Price
5	22.09	\$30,828 /ac
6	12.4	\$37,822 /ac
8	12.56	\$37,818 /ac
9	11.05	\$26,334 /ac
13	9.084	\$42,932 /ac
15	12.68	\$37,460 /ac

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MARKET OVERVIEW— EVANSVILLE / SOUTHWEST INDIANA



Evansville, Indiana

Distance to:

Louisville	115 mi
Nashville	150 mi
Saint Louis	170 mi
Indianapolis	175 mi
Cincinnati	215 mi
Memphis	280 mi
Chattanooga	280 mi
Chicago	300 mi
Columbus, OH	320 mi
Atlanta	395 mi
Kansas City	415 mi
Detroit	475 mi
Dallas	750 mi

BUSINESS FRIENDLY (<http://iedc.in.gov/>)

INDIANA has methodically created a business environment where conditions are set for success. Whether it's minimizing operating expenses or delivering the workforce training and infrastructure you need to grow, Indiana is one of the most business-friendly states in America.

BEST BUSINESS ENVIRONMENT

- Indiana ranks 1st in the Midwest and 5th in the nation as the best place to do business in the Pollina Corporate Top 10 Pro-Business States for 2012 study (Aug. 2012).
- Indiana ranks 5th in the nation for business friendliness and 7th for cost of living in CNBC's "America's Top States for Business" report (July 2012).
- Indiana ranks 1st in the Midwest and 5th in the nation in Chief Executive magazine's annual "Best & Worst States" survey (May 2012).
- Indiana ranks best in the Midwest and 8th overall in Area Development magazine's "Top States for Doing Business" study (Oct. 2012).

TOP TAX CLIMATE

Indiana ranks 1st in the Midwest and 11th nationally in the Tax Foundation's 2012 Business Tax Climate Index (Oct. 2012).

CORPORATE INCOME TAX REDUCTION

New legislation cut Indiana's corporate income tax from 8.0% to 6.5%, a reduction of 25%. The tax rate will continue to drop by 0.5% per year as the decrease is phased-in.

RANKED TOP 3 FOR 2010 GDP GROWTH

Indiana's Gross Domestic Product grew 4.6% in 2010, nearly two times the national rate of 2.6%. That's the 3rd highest growth rate in the country (U.S. Bureau of Economic Analysis).

A RIGHT-TO-WORK STATE

On February 1, 2012 Indiana became the 23rd state in the nation and the first state in the industrial Midwest to pass right-to-work legislation. This new status creates an even more attractive environment for businesses and entrepreneurs alike to move their operations to the Hoosier State. There is strong evidence that the economy is indeed growing, with companies small and large expanding operations and hiring new workers. With the support of the legislative and executive branches of government, businesses can be encouraged by Indiana's move to join other right-to-work states to better compete for and win America's business.

AAA CREDIT RATING

Indiana is one of only nine states to earn the top bond rating from all three major credit rating agencies (S&P, Fitch, Moody's).

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