

INDUSTRIAL > AVAILABLE

100,000 SF - SHELL Industrial Facility - NEW CONSTRUCTION



VANDEBURGH INDUSTRIAL PARK - SHELL BUILDING 14636 FOUNDATION AVENUE, EVANSVILLE, IN

- ▶ ±100,000 SF Bldg (Expandable to 250,000 SF)
- ▶ Land: ±12.15 Acres (Lot 6)
- ▶ **Rail Spur** only Two Lots away
- ▶ Shovel Ready Sites, AT&T Fiber Ready
- ▶ Possible 10 yr Tax Phase-in (for qualifying companies)
- ▶ Aggressive Economic Incentives
- ▶ Developed Industrial Park Setting

**Custom pricing available upon request.
Building will be completed to tenant's
specifications.**



For More Information:

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BUILDING FEATURES:

Building Area:	± 100,000 SF (Expandable)
Construction:	Concrete Tilt Wall
Site Area:	± 12.15 Acres (Lot 6)
Zoning:	M-2, Industrial
Office:	1,500 SF (Built-to-suit)
Clear Height:	± 32'
Column Spacing:	± 50'-0" x 50'-0"
Floor:	7" Concrete on stabilized soil
Dock Doors:	± 12 Docks with Equipment
Drive-in Doors:	± 2 Drive in Doors (12' x 14')
Employee Parking:	20 Spaces
Fire System:	ESFR sprinkler system
Interior Lighting:	LED
Warehouse Heat:	Air Rotation System
Electrical:	Built-to-suit
Possible Rail Service:	Built-to-Suit (Genesee Wyoming / Indiana Southern Railroad)

Completion Date: January 2019

PRICING 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



VIP - Available Lots and Pricing		
Lot #	Acreage	Price
5	22.09	\$30,828 /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

- Evansville ranks 1st in the Midwest and 5th in the nation as one of the Top Places To Do Business. (Business Review, Aug. 2015).
- Evansville ranks 1st in the nation in Most Food Manufacturing Jobs created in 2014. (Headlight Data, 2015)
- Indiana Earns 'A' Grade in Manufacturing & Logistics Health. The 2015 Manufacturing and Logistics Report Card issued by Conexus places Indiana among the nation's elite in four important categories: manufacturing health, logistics health, tax climate and global reach. (Conexus, 2015)
- 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%.

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

Since 2010, Indiana has maintained the top bond rating from all three major credit rating agencies (S&P, Fitch, Moody's).

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