

INDUSTRIAL > AVAILABLE FOR SALE AND LEASE

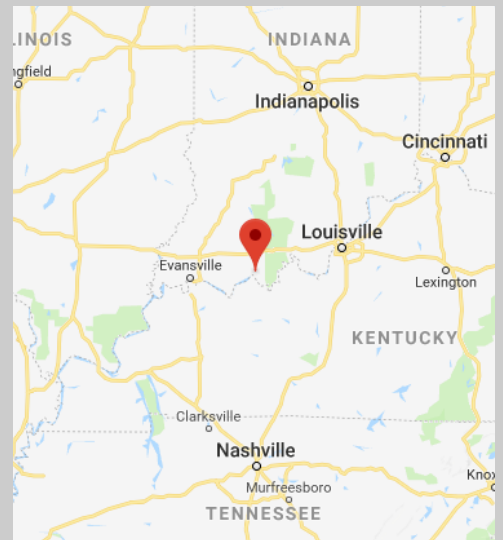
# 50,000 SF - SHELL Industrial Facility - NEW CONSTRUCTION



## TELL CITY INDUSTRIAL PARK - SHELL BUILDING 11367 SR 545, TROY, IN

- ▶ **±50,000 SF Bldg (Expandable to 125,000 SF)**
- ▶ Land: ±10.458 Acres
- ▶ **Possible Rail Spur—Hoosier Southern Railroad**
- ▶ 32' Clear Ceilings with 50' x 50' Column Spacing
- ▶ Aggressive Economic Incentives
- ▶ Industrial Park Setting with Excellent Access

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



For More Information:

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\* Measurements within this site plan are approximate dimensions and have not been drawn to an exact scale.

### BUILDING FEATURES:

Main Building :	±50,000 SF (Expandable to 125k)
Construction:	Steel Structure with Metal Siding and Fiberglass Insulation
Site Area:	±10.458 Acres
Zoning:	I-1, Industrial
Office:	None Existing (Built-to-suit)
Clear Height:	± 32'
Column Spacing:	± 50'-0" x 50'-0"
Floor:	Gravel (Built-to-Suit)
Dock Doors:	3 Docks (9' x 10')
Drive-in Doors:	1 Drive in Door (14' x 14')
Employee Parking:	Existing
Fire System:	Built-to-suit
Interior Lighting:	Built-to-suit
Warehouse Heat:	Built-to-suit
Electrical:	Built-to-suit
Possible Rail Service:	Built-to-Suit (Hoosier Southern Railroad )

### SITE FEATURES (TELL CITY INDUSTRIAL PARK):

\*all utilities on site

Electric:	Southern Indiana Power / Hoosier Energy 7.5 KVA supplied by a 69KV sub-station Additional Power is Available
Gas:	Ohio Valley Gas Corporation 6" Steel Line; 125 lbs. pressure
Telecom:	AT&T; PSC—Managed Fiber Internet Service & High Speed Wireless
Water:	Troy Municipal Utilities 250,000 gal. Water Tank (backup from a 120k gal reservoir) 79 psi (static); 65 psi (residual)
Sewer:	Troy Municipal Utilities 8" gravity / force main Excess capacity available
Railroad:	Hoosier Southern Railroad
River Port:	Tell City River Port (5 miles from site)

**FINISHED PRICING AVAILABLE UPON REQUEST**

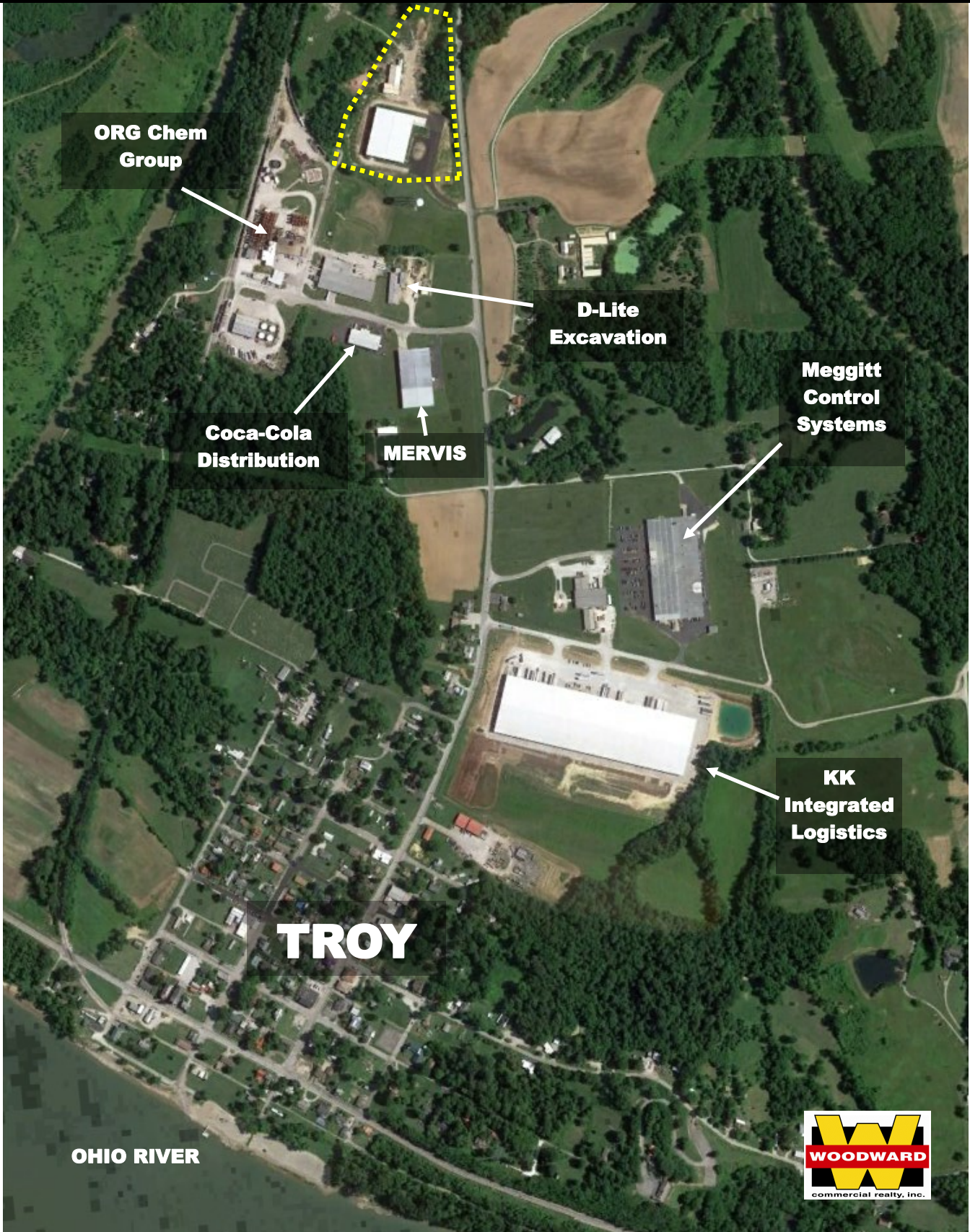
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## MARKET OVERVIEW— TROY / SOUTHERN INDIANA

**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 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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