

## Park 29 Property Information

### Location:

Name: Park 29 Property  
Street: 2900 Dr. MLK Blvd.  
City/Town: Anderson, IN 46013  
Township: Anderson  
County: Madison  
In City/Town Limits: Yes

### Description:

Available Acreage: Approx. 80 acres  
Contiguous Acreage: Approx. 50 acres  
Former Use: Manufacturing  
Zoning Type: Industrial (I-2)  
Topography: Flat or Relatively Flat

### Incentives:

FTZ: Possible  
NMTC: Yes  
TIF: Yes

### Price:

Sale Price: -8.2 Acres -\$35,000 per acre price subject to GDI  
Construction constructing the building.  
-31 Acres –Racer Trust will negotiate with the potential buyer.

### Rail:

Railroad: Yes  
Railroad Name: CSX  
Spur on Site: Yes

### Port:

Nearest Port: Cincinnati, OH or Jeffersonville, IN  
Miles to Port: Approx. 150 miles

### Airport:

Comm. Airport: Indianapolis International  
Mi. to Comm. Airport: 55 miles  
Local Airport: Anderson Municipal  
Mi. to Local Airport: 5 miles

### Highway:

Interstate: I-69 (Exit #222) – 3 miles  
4-Lane Highway: Dr. MLK Jr. Blvd. – On-Site

### Environmental:

Status: RACER Trust is fully responsible for environmental clean up

### Utilities:

Electric Provider: Anderson Municipal Light & Power  
Substation: 0.5 to 1 mile  
Size: 13.2/7.62 kv  
Capacity: 2.5 to 5 MW

Gas Provider: Vectren Energy  
Locations: On Site  
Main Size: 4- to 8- inch mains

Water Provider: City of Anderson  
Locations: On Site  
Main Size: 12- to 20-inch main pending location  
Capacity: 2 to 3 million gallons per day

Sewer Provider: City of Anderson  
Main Size: 10-inch  
Locations: On Site

Fiber Optics: Yes—AML  
Providers: Multiple IPs to choose from

### Fire:

Fire Protection: City of Anderson  
Fire Rating: 3  
Wetlands On-Site: None

### Contact:

Owner: City of Anderson (ARC)  
Contact Name: Greg Winkler  
Owner Address: 120 E. 8<sup>th</sup> St.  
Owner City/Town: Anderson, IN 46016  
Owner Phone: 765.648.6115  
Owner Email: GWinkler@CityOfAndeson.com

### Comments:

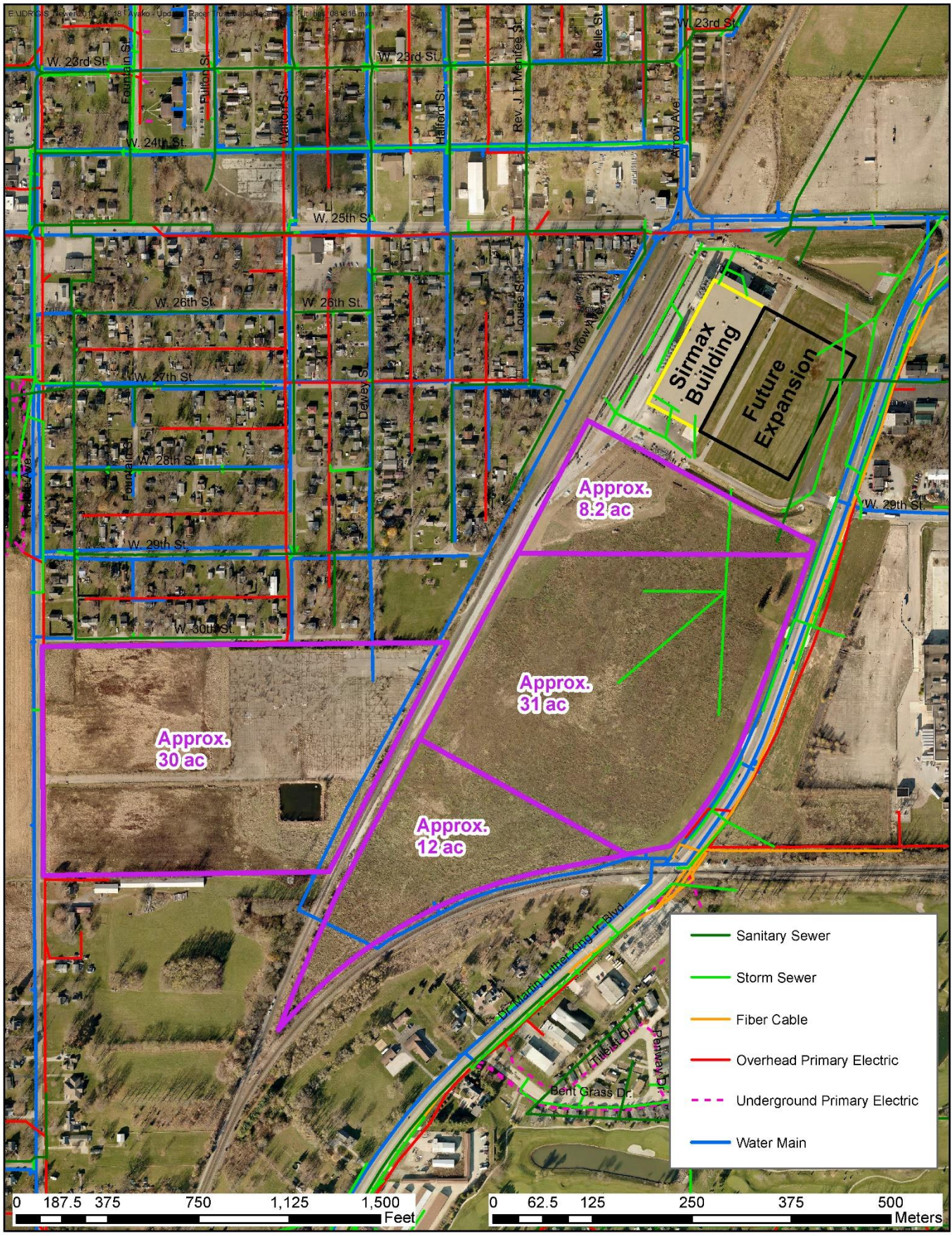
Park 29 property is a brownfield site formerly occupied by Guide Corporation. It is rail-served and has direct access to a 4-lane road which intersects with I-69. All utilities on site. It is located within the Tax Increment Financing (TIF) district and can be designated as Foreign Trade Zone. The site is also New Market Tax Credit (NMTC) eligible. The land price is largely reduced as it is currently owned by RACER Trust. RACER Trust is fully responsible for any environmental clean-up. Approx. 26 acres have been developed by Italian plastic pellets manufacturer, Sirmax; approx. 78 acres are still available for new development.

# Park 29 Aerial



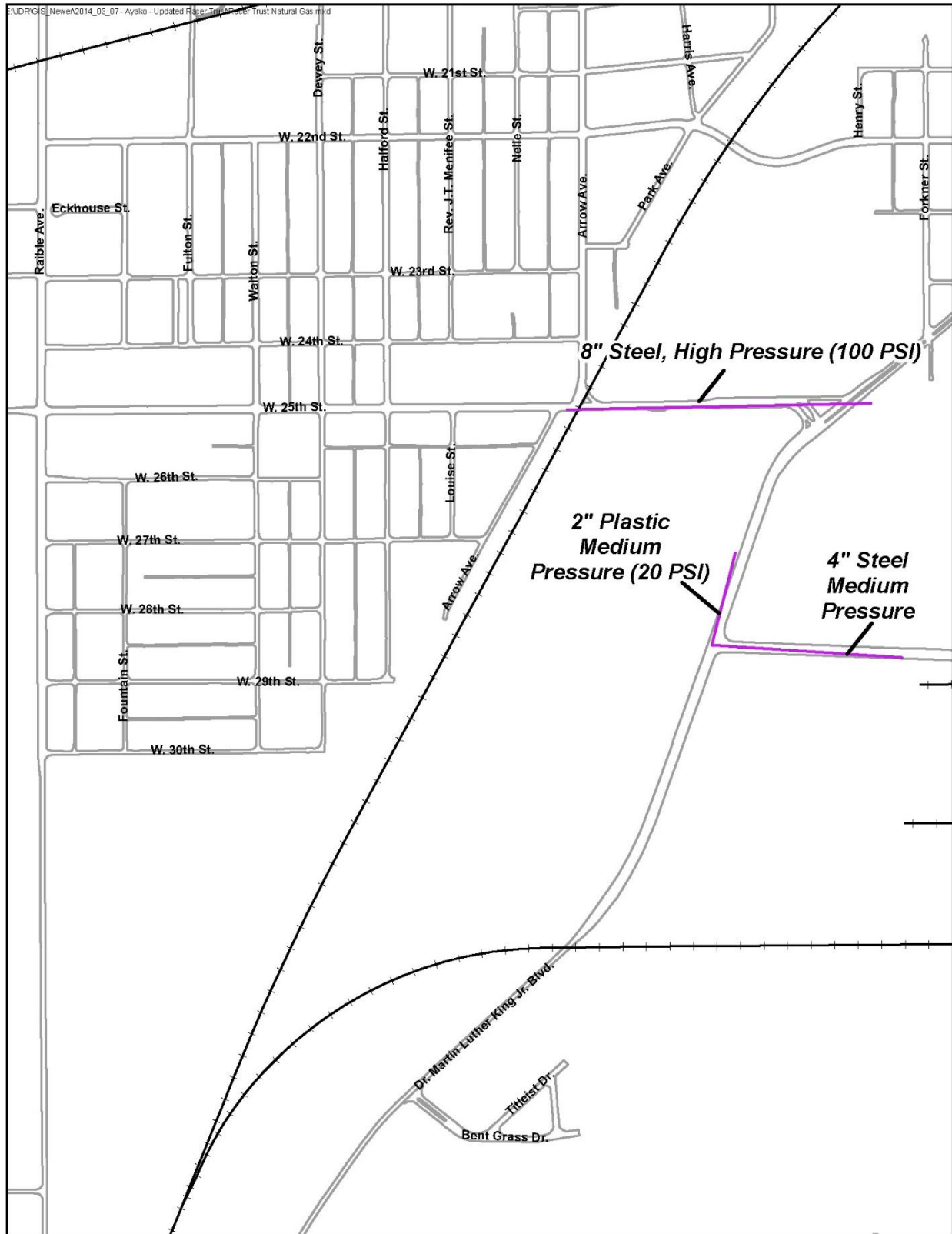


# Park 29 Utilities Map

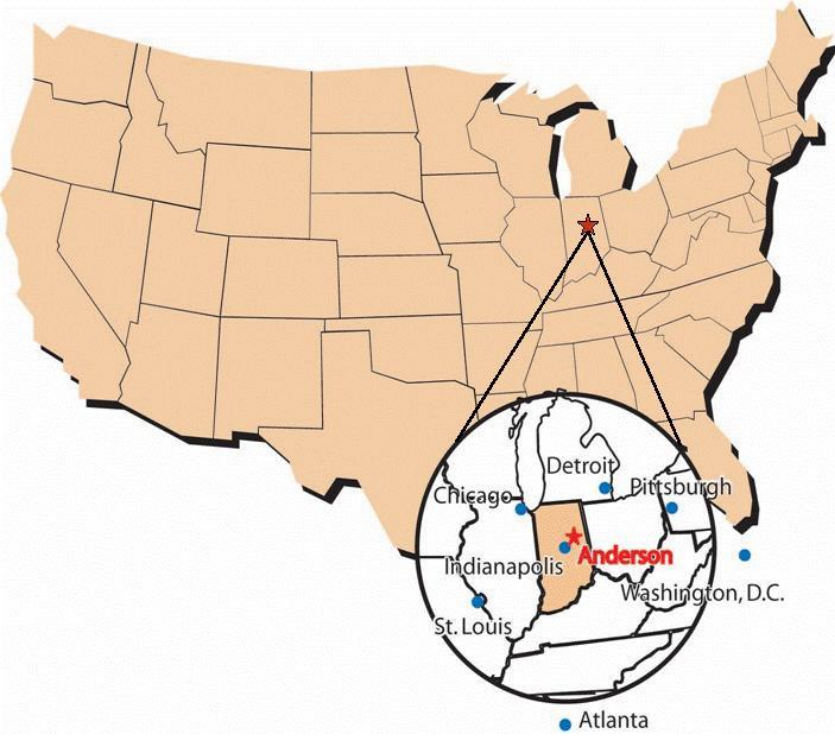




# Park 29 Utilities Map (continued)



# Location Maps



## 0 – 500 Mile Radius Map with Interstates

