

AVAILABLE FOR BUILD-TO-SUIT



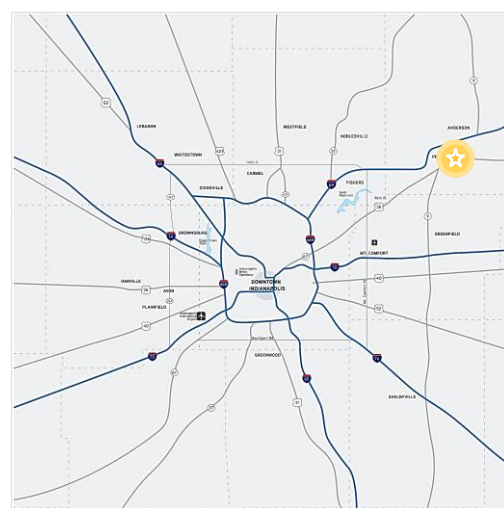
± 73 Acres

I-69 & STATE ROAD 38, PENDLETON, IN



Property Highlights

- › ± 73 acres of prime development land available for BTS
- › Situated immediately off of I-69 at State Road 38 in Pendleton
- › Flexible site that can accommodate industrial, office, medical, and/or retail uses
- › Visibility along SR 38 & I-69
- › Strong workforce availability
- › Utilities to site
- › Road improvements planned for I-69 interchange 219 & SR 38
- › A third travel lane has been added from Fishers to Pendleton on I-69



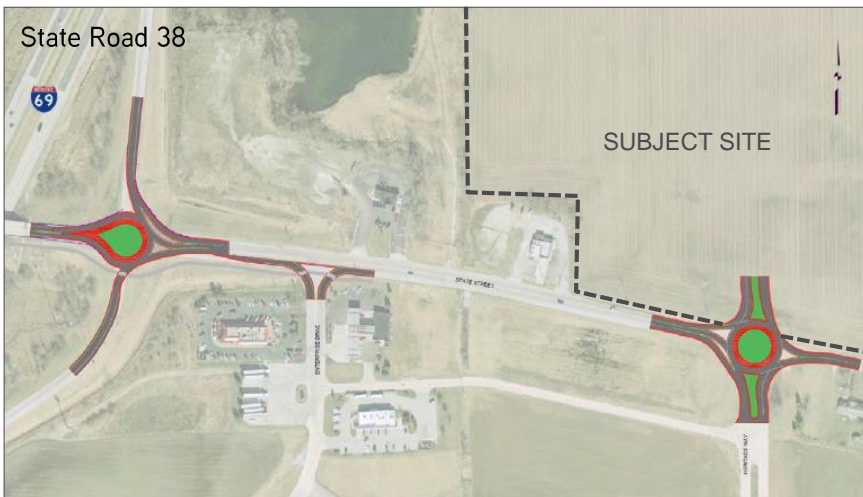
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WHY INDIANA?

PLANNED IMPROVEMENTS @ SR 38 & I-69 INTERCHANGE



STRONG BUSINESS FUNDAMENTALS

1ST

cost of doing business

CNBC News

2ND

best state for workforce quality

Chief Executive Magazine

3%

business property tax rate cap

6TH

top business climate states

Site Selection Magazine

6%

corporate income tax

7%

sales tax rate

8TH

best state tax climate index

The Tax Foundation

YES

A Right to Work state

DRIVE TIME



roadways

- > **75%** of US & Canadian population within 1-day drive
- > "Crossroads of America" – **8** interstates intersect
- > National leader in pass-thru highways

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