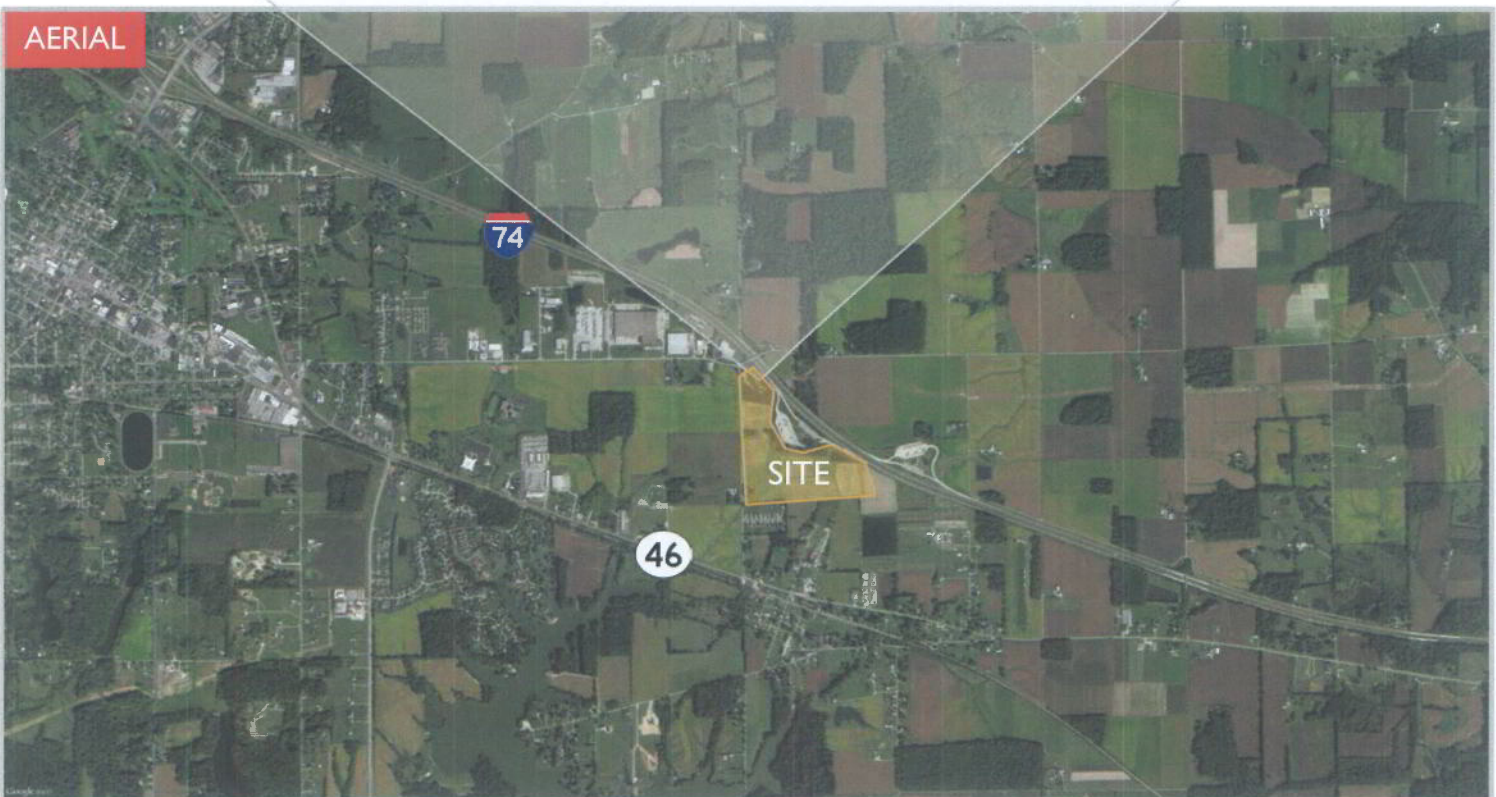
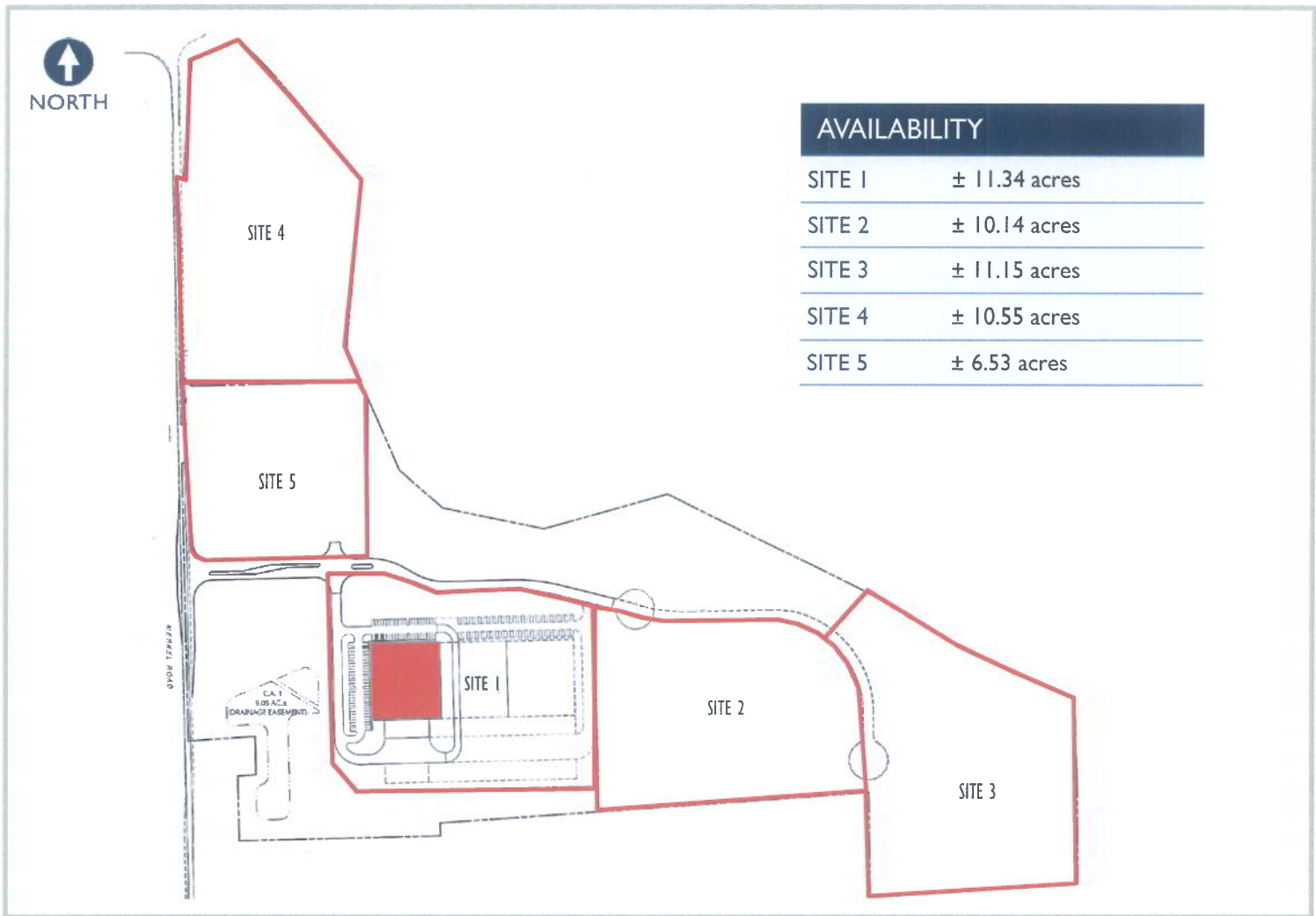
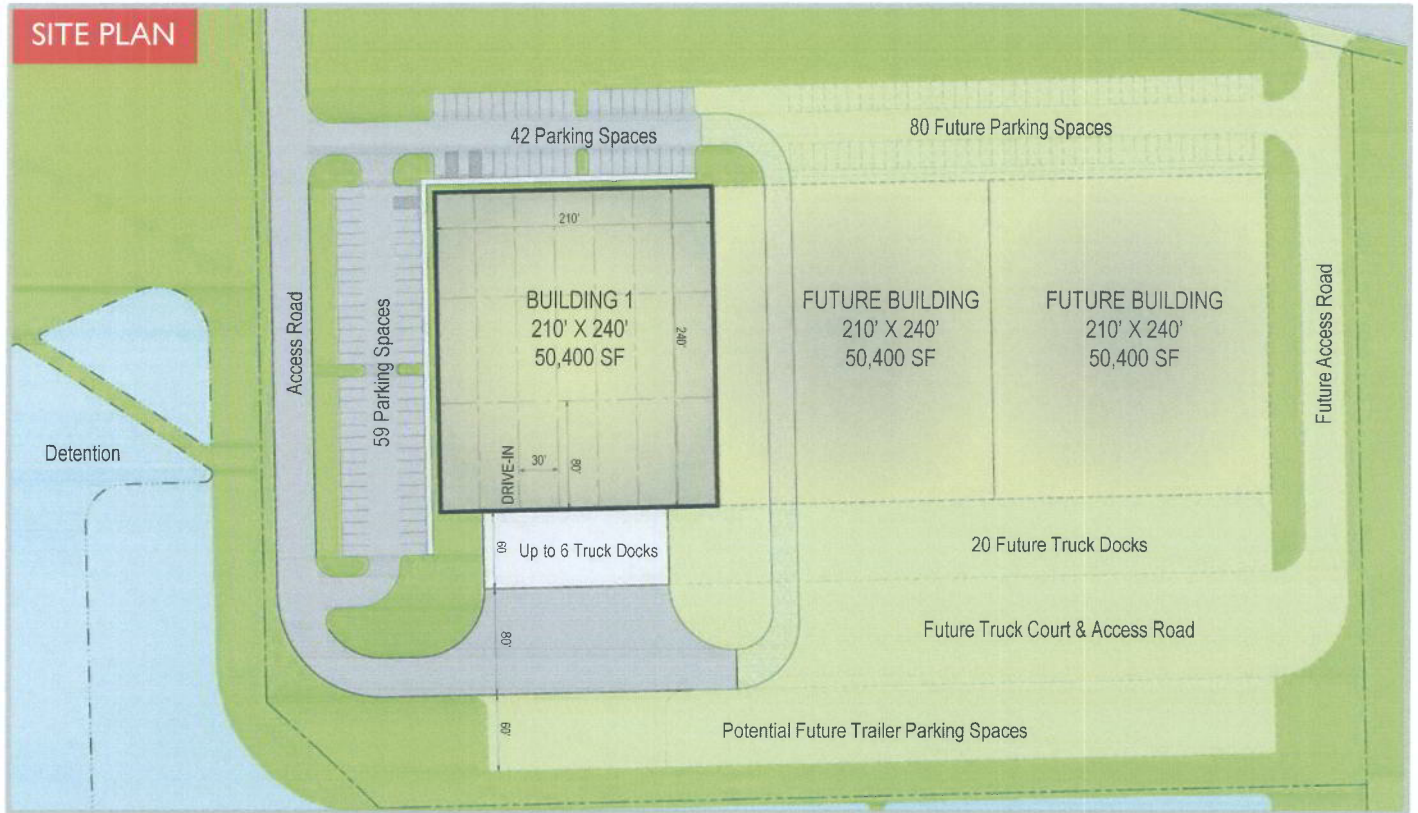


BATESVILLE INDUSTRIAL PARK



BUILDING #1



BUILDING #1 SPECIFICATIONS

BUILDING AREA	50,400 SF
DIMENSIONS	240' wide x 215' deep
CLEAR HEIGHT	32'
SITE AREA	11.73 acres
COLUMN SPACING	30' x 80'
DOCK EQUIPMENT	BTS
DRIVE-IN DOORS	BTS
AUTO PARKING	101 spaces
TRAILER PARKING	Available
TRUCK COURT	140'
ZONING	I-2

OTHER DESIGN DETAILS

CONSTRUCTION	Precast on North and West façades metal on East and South façades (for expandability)	
ROOF	Standing seam metal roof	
FLOOR / LIGHTING / HVAC / ELECTRIC / FIRE PROTECTION	Shall be installed per Occupant's specifications	
UTILITY PROVIDERS	Electric: Gas Water & Sewer	Southeastern REMC City of Batesville City of Batesville

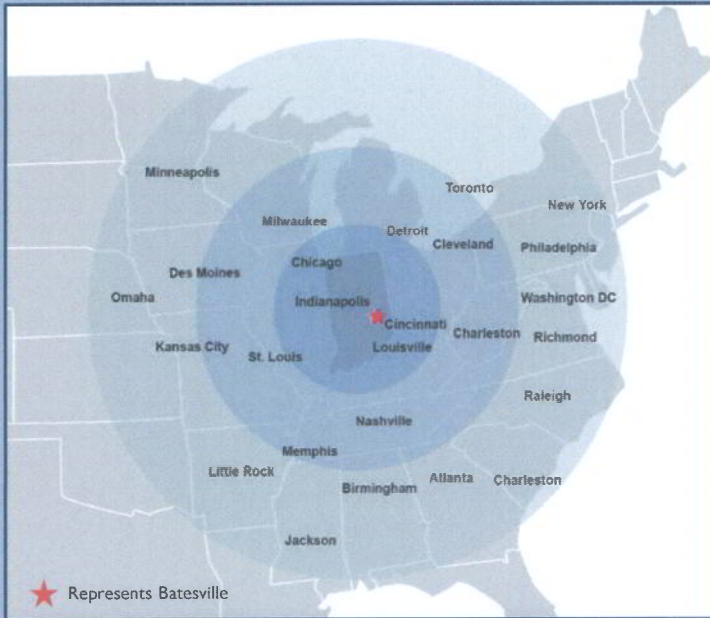
highlights Building #1

- Building #1 is expandable up to approximately 225,000 SF
- This also provides flexibility for additional auto and/or trailer parking as needed
- Building #1 will be the newest generation industrial facility in Batesville that is available for occupancy
- Merkel Road, servicing Batesville Industrial Park, will be upgraded during the construction process for Building #1



about **Batesville**

- Centralized location, straddling both Ripley and Franklin Counties and positioned near thriving commercial centers – Cincinnati, Indianapolis, Louisville – provides added recreational and employment opportunities.
- I-74's connectivity to other major interstate arteries, I-65, I-70, I-75 and I-71, puts Batesville within a day's drive of nearly two-thirds of the U.S. population.
- A rich culture of German heritage, craftsmanship, distinctive architecture, and community pride.
- Diverse economic base – providing a strong and competitive tax rate and sound fiscal management.
- Attractive cost of living and affordable housing.
- Ample options for higher education. Ivy Tech Community College recently invested in a manufacturing lab right in Batesville. College programs are available at the IUPUI campus in nearby Versailles. And numerous degreed institutions within a 1-2 hour drive.
- Business leaders engaged and eager to drive business growth, including participation in SolNbiz (short for Southern Indiana Business) – a multi-arm organization to connect and assist entrepreneurs in southern communities.



80%
U.S. population
within a 1-day drive

8
Interstate systems
intersect within Indiana

POPULATION

Batesville	6,660
Ripley County	28,420
Franklin County	22,240
5-mile radius of I-74	9,060
10-mile radius of I-74	22,290
20-mile radius of I-74	75,380

INCOME

Avg. HH income	\$78,230
Median HH income	\$60,450

LABOR FORCE

Manufacturing	11,588
Retail	13,543

MAJOR EMPLOYERS

Hill-Rom, Inc.	1,800
Batesville Casket	1,050
Margaret Mary Health	480
Batesville Tool & Die	300
Batesville Community Schools	260

HIGHER EDUCATION

Ivy Tech Community College	Batesville
College Cooperative Southeast	Greensburg & Versailles
Southeastern IN Career Center	Versailles
IUPUI Programs	Versailles
Franklin College	Franklin IN – 43 miles
Northern Kentucky University	Highland Heights, KY – 50 miles
University of Cincinnati	Cincinnati, KY – 40 miles
Hanover College	Hanover, IN – 50 miles
University of Indianapolis	Indianapolis, IN – 60 miles
Butler University	Indianapolis, IN – 60 miles
Indiana University	Bloomington, IN – 95 miles
University of Louisville	Louisville, KY – 95 miles

INDIANA RANKS AMONG THE TOP 10 STATES IN OVER 30 LOGISTICS CATEGORIES, INCLUDING:

- 1st in pass-thru interstates
- 1st in pass-thru truck tonnage
- 2nd largest FedEx Hub
- 3rd in number of freight railroads
- 5th in number of rail carloads
- 6th largest cargo airport in the U.S.
- 7th in domestic waterborne shipments
- 14th in foreign + domestic waterborne shipments



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