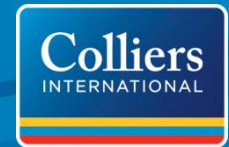


FOR SALE OR LEASE > INDUSTRIAL



# Batesville Industrial Park Building #1

150 INDUSTRIAL PARK RD, BATESVILLE, IN



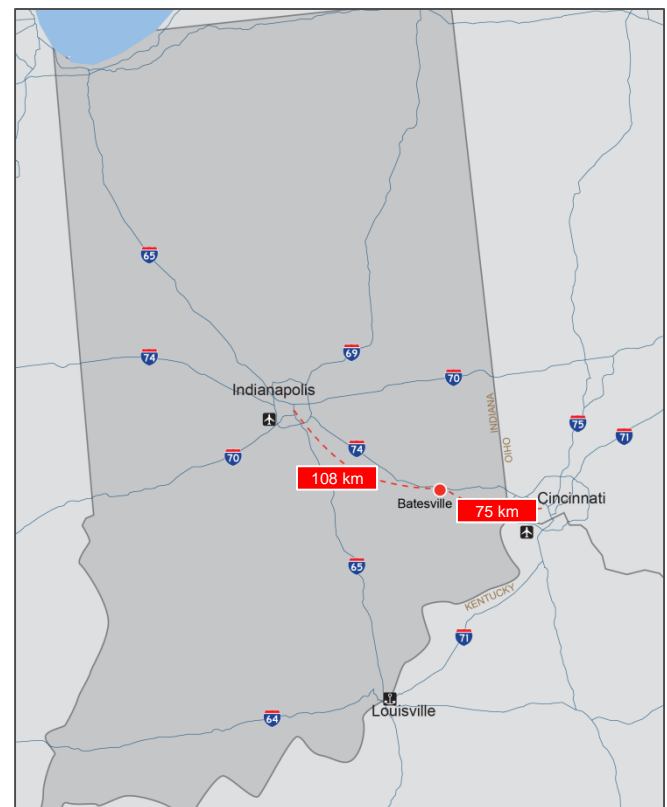
## SITE ADVANTAGES

- > Batesville connects Indianapolis (108 kilometers NW) and Cincinnati (75 kilometers E)
- > Located along I-74 with convenient interstate access via an interchange – the only shell building along I-74
- > Access to a favorable labor workforce
- > A cost of living index below the U.S. average suggests greater wage purchasing power for hourly labor rent
- > Tax abatement and other incentives available
- > Corporate neighbors with significant nearby presence: Honda, Hill-Rom, Hillenbrand, Batesville Casket and Batesville Tool & Die
- > Additional sites are available within the park for build-to-suit (BTS) opportunities

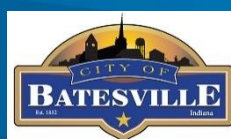
Batesville rated in Top 10 for “Best Cities for Young Families in Indiana”  
*NerdWallet, January 2015*

The Greater Cincinnati Region ranks 6th in U.S. for leading the American manufacturing revival.

*Forbes via REDI Cincinnati (Regional Economic Development Initiative), representing a 3-state regional of IN, KY, and OH*

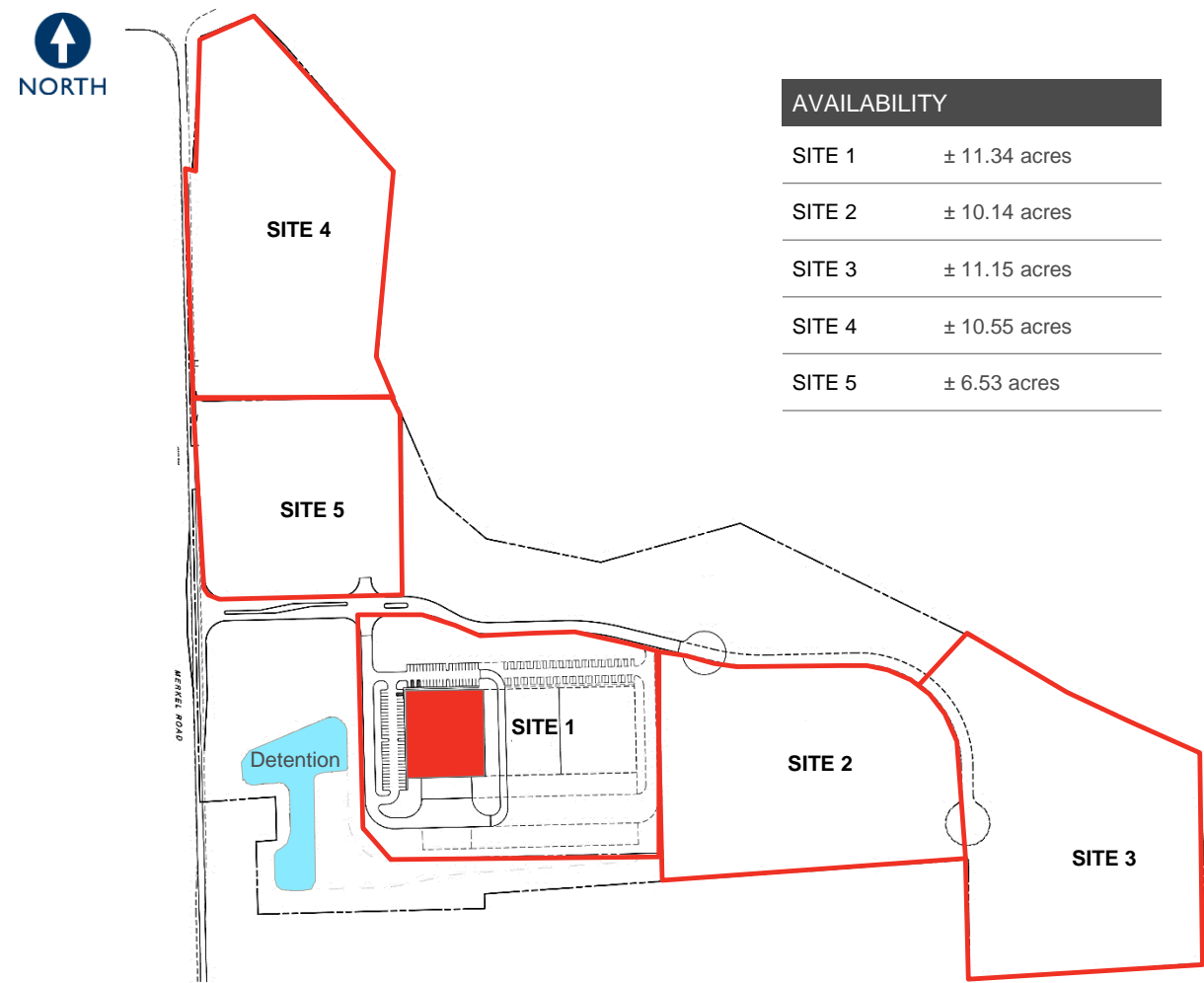


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# Site Plan & Availability

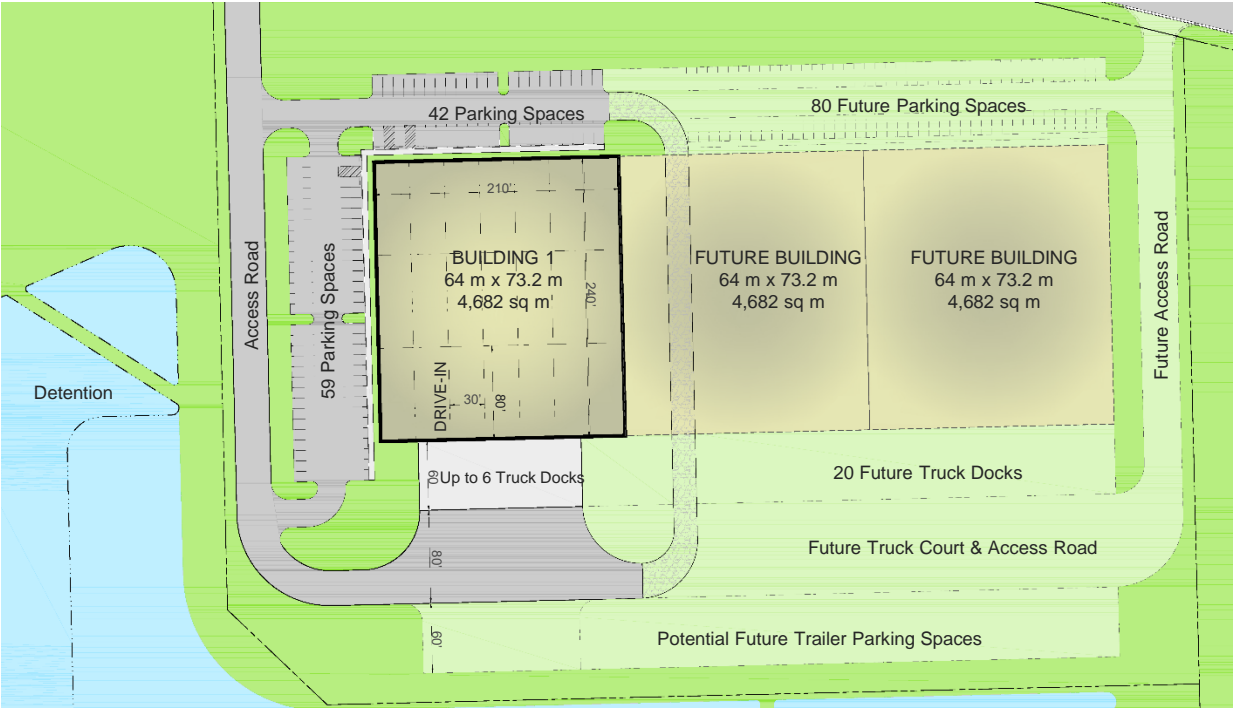


## Aerial





# Property Overview



## Building #1 Highlights

- Building #1 is expandable up to 18,580 square meters
- Site 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 and the access road servicing the park entrance and Building #1 is currently being upgraded



### BUILDING #1 SPECIFICATIONS

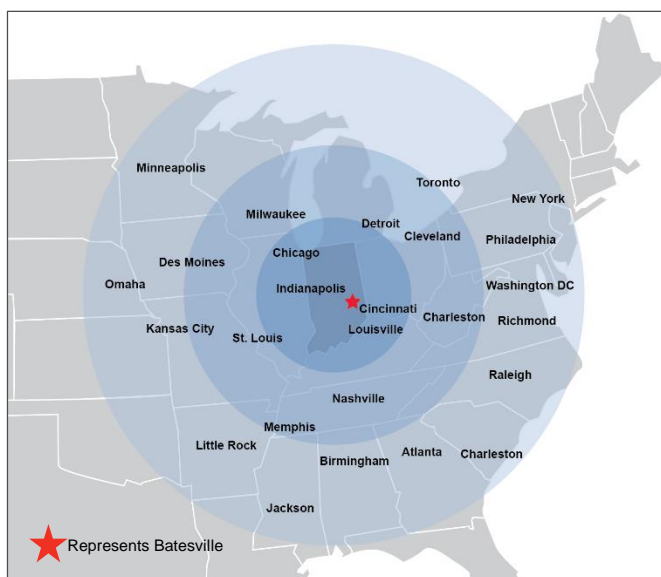
BUILDING AREA	4,682 square meters
DIMENSIONS	64 meters wide x 73.2 meters deep
CLEAR HEIGHT	9.75 meters
SITE AREA	± 11.34 acres
COLUMN SPACING	9.14 meters x 24.4 meters
DOCK EQUIPMENT	BTS
DRIVE-IN DOORS	BTS
AUTO PARKING	101 spaces expandable
TRAILER PARKING	Available
TRUCK COURT	42.7 meters
ZONING	I-2

### OTHER DESIGN DETAILS

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

# About Batesville

- 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 80% of the U.S. population.
- Centralized location, straddling both Ripley and Franklin Counties and positioned near thriving commercial centers – Cincinnati, Indianapolis, Louisville – provides added recreational and employment opportunities.
- A rich culture of German heritage, craftsmanship, and distinctive architecture. Batesville prides itself on community involvement and the commitment to making the quality of life nothing but the best.
- 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, including Ivy Tech Community College located in Batesville, along with Southeastern Indiana Career Center in nearby Versailles. There are numerous degreed institutions within a 1-2 hour drive.
- Batesville offers both private and public schools. Both received an "A" from the Indiana Department of Education in 2015.
- Award-winning healthcare at Margaret Mary Health ranks in the top 5% of hospitals nationwide for patient satisfaction in 2015.
- Batesville is only 32 km from Greensburg – home of Honda Manufacturing of Indiana.
- Batesville now offers a public airport.



80%

U.S. population  
within a 1-day drive

8

Interstate systems  
intersect within Indiana

## DEMOGRAPHICS

### Population

Batesville	6,660
Ripley County	28,420

Batesville	6,660
Ripley County	28,420
Franklin County	22,240

8 km radius of I-74	9,060
16 km radius of I-74	22,290
32 km 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	800
Hillenbrand	100
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

IUPUC	Columbus, IN – 80.5 km
Franklin College	Franklin IN – 69.2 km
Northern Kentucky University	Highland Heights, KY – 80.5 km
University of Cincinnati	Cincinnati, OH – 75 km
Hanover College	Hanover, IN – 80.5 km
University of Indianapolis	Indianapolis, IN – 107.8 km
Butler University	Indianapolis, IN – 107.8 km
Indiana University	Bloomington, IN – 153 km
University of Louisville	Louisville, KY – 153 km

## Indiana ranks among the TOP 10 STATES in over 30 logistics categories, including:

- 1<sup>st</sup> in pass-thru interstates
- 1<sup>st</sup> in pass-thru truck tonnage
- 1<sup>st</sup> cost of doing business
- 1<sup>st</sup> best state infrastructure
- 2<sup>nd</sup> largest FedEx Hub
- 6<sup>th</sup> largest cargo airport in the U.S.
- 7<sup>th</sup> in domestic waterborne shipments
- 14<sup>th</sup> in foreign + domestic waterborne shipments