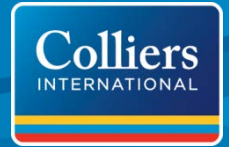


FOR SALE OR LEASE > INDUSTRIAL



Henry County Shell Building

3995 BROOKS DRIVE, NEW CASTLE, IN



Henry County Shell Building SITE ADVANTAGES

- > New Castle connects Indianapolis (35 miles west to I-465 loop) and Dayton (70 miles east)
- > Located along I-70 with convenient interstate access
- > Access to a highly skilled workforce
- > A cost of living index below the U.S. average suggests greater wage purchasing power for hourly labor rent
- > Additional incentives available

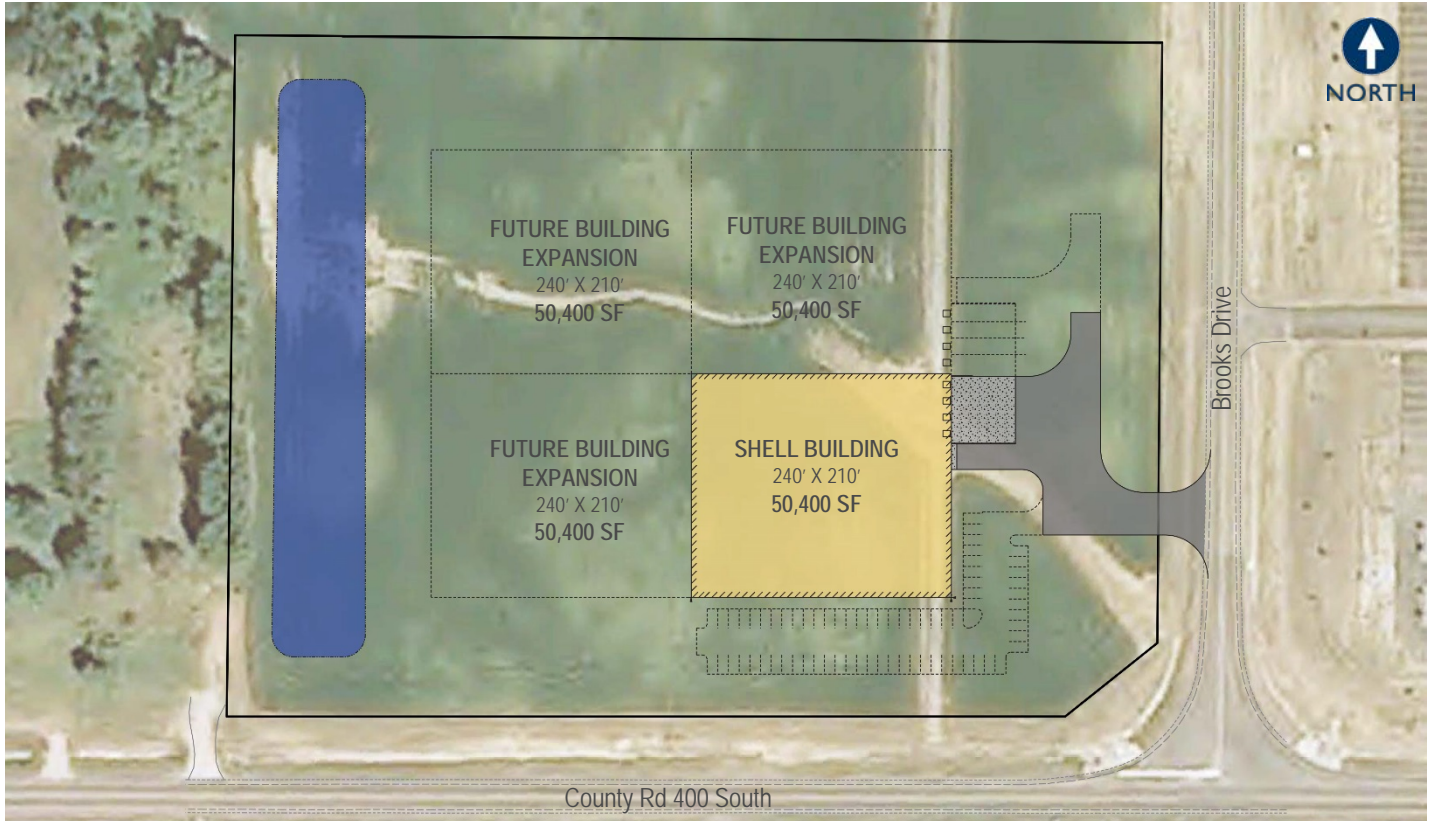


TONY HUPP
317 713 2116
tony.hupp@colliers.com

MATT MCGRADY
317 713 2125
matt.mcgrady@colliers.com

COLLIERS INTERNATIONAL
241 N Pennsylvania St, Suite 300
Indianapolis, IN 46204
colliers.com

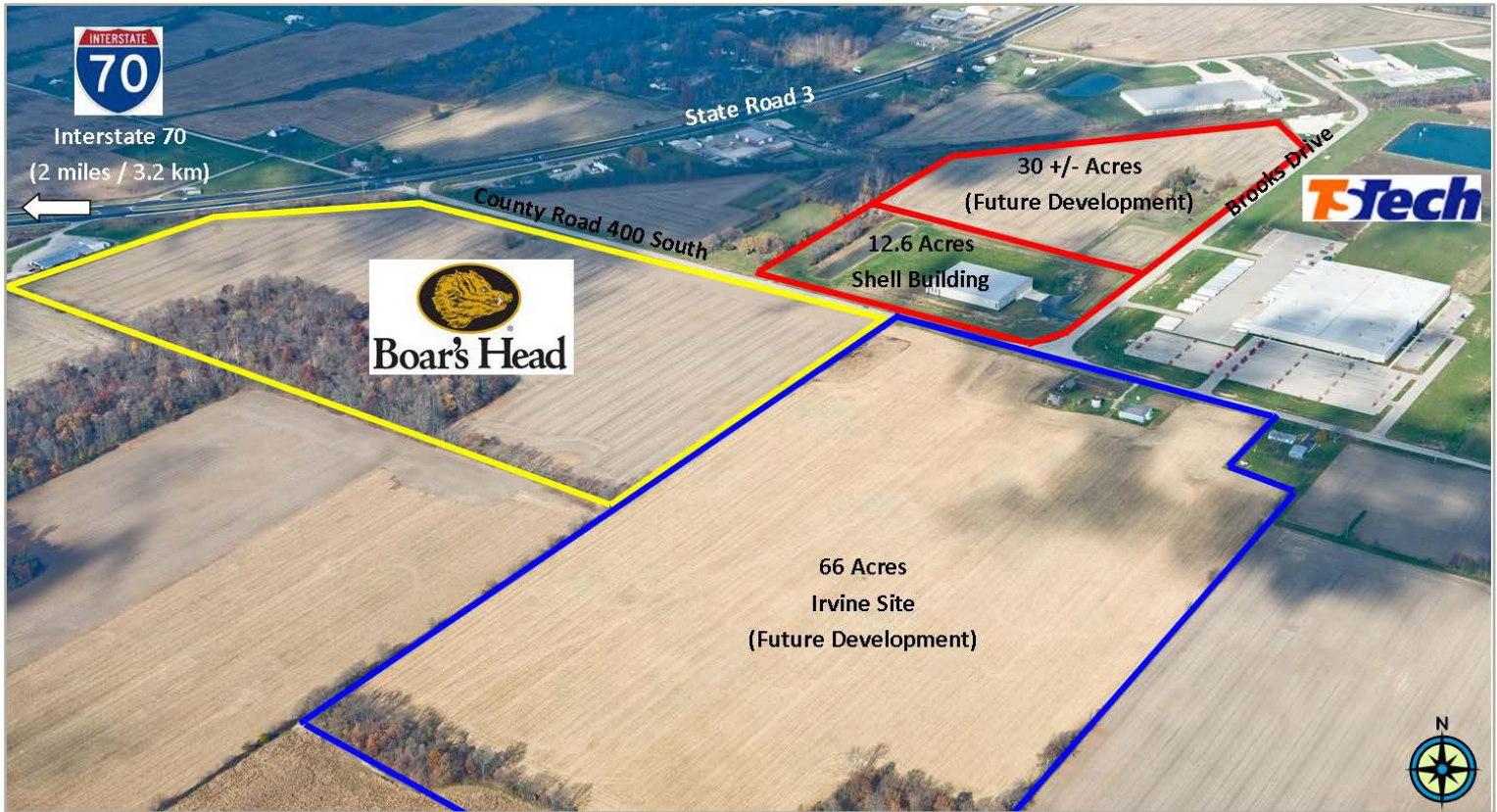
Site Plan & Aerial



Building Specifications

BUILDING #1 SPECIFICATIONS	
Building area	50,400 SF expandable to 200,000
Dimensions	240' wide x 210' deep
Clear height	32'
Site area	12.60 acres
Column spacing	30' x 70'
Dock equipment	3
Drive-in doors	1
Auto parking	BTS
Trailer parking	Available
Zoning	Light industrial

OTHER DESIGN DETAILS		
Construction	Steel / precast concrete	
Floor / lighting / HVAC / electric / fire protection	To be installed per Occupant's specifications	
Utility providers	Electric	Henry County REMC
	Gas	Vectren
	Water / Sewer	City of New Castle
	Telecom / Fiber	New Lisbon Telephone CoNineStar Connect

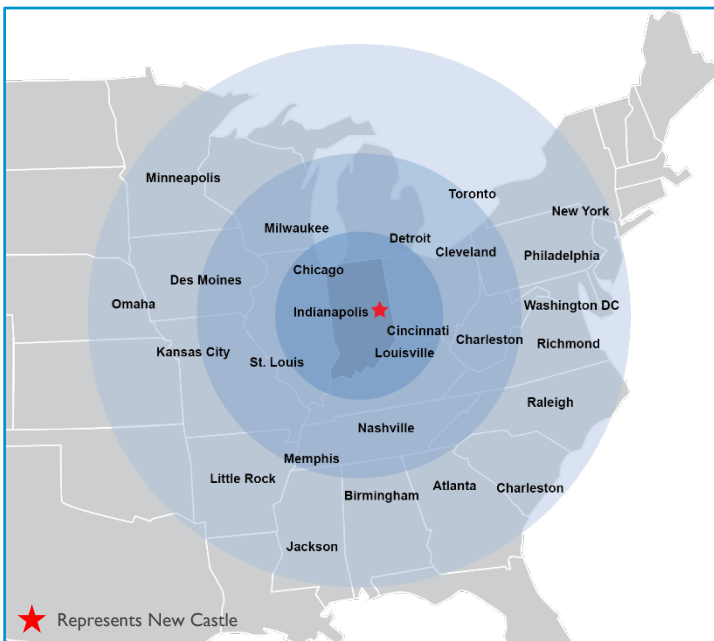


The State of Indiana and Henry County provide an outstanding business climate. Emerging from a period of reliance on an automotive manufacturing employment base, Henry County is transitioning to a diversified economic base fueled by leveraging competitive advantages, a can do attitude, imagination, innovation and community involvement. We will lead East Central Indiana's re-emergence with an inventive and sustainable economy while attracting growth-oriented businesses and enthusiastic talent.

Henry County has a track record of keeping their financial house in order and accommodating the needs of business by using development incentives to support new jobs and investment. The New Castle-Henry County Economic Development Corporation (NHCEDC) is one of Indiana's pioneering local economic development organizations. Established in 1980, the NHCEDC has a long standing reputation of successful and effective economic development efforts.

Consider the following key considerations that make Indiana a great place for business:

- AAA credit rating without enacting or considering a general tax increase
- Property taxes capped and cut by one-third
- Ten-year infrastructure improvement plan that does not rely on gas or diesel taxes
- State tax exemption for patents developing new business technology or processes
- R&D sales tax credit on research and development equipment
- Personal property tax exemption on information technology equipment



Incentives

New Castle / Henry County Indiana aggressively pursues opportunities to increase jobs and investment in our area. Local project incentives will be evaluated on a case-by-case basis and may include the following:

- Real & personal tax abatement (up to 10 years)
- Pledge of Tax Increment Finance for economic development revenue bonds
- Infrastructure assistance
- Foreign Trade Zone alternative framework
- Permit assistance
- Reduced price

KEY DESTINATIONS

	Mileage
Indianapolis Regional Airport	30
Indianapolis, IN	35
Indianapolis International Airport	58
Cincinnati, OH	100
Columbus, OH	135
Louisville, KY	154
Chicago, IL	224
Detroit, MI	270

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

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

8
Interstate systems
intersect within Indiana