

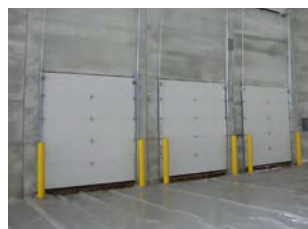
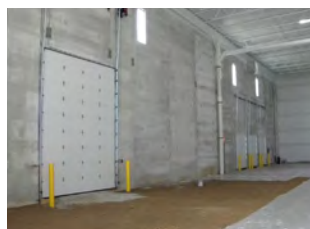


Vermillion RISE MEGA PARK S H E L L BUILDING

The Vermillion Rise Mega Park shell building offers a flexible, industrial space allowing a business to place equipment in less than 120 days from execution of letter of intent to purchase or lease.

KEY FEATURES

- 50,000 square feet
- Expandable to 200,000 square feet
- 50x50 bay spacing
- 32 feet of interior clear height
- Site fully completed, including sidewalks, asphalt parking, landscaping, truck aprons, etc.
- Fully prepped to receive an industrial-grade concrete floor
- An at-grade access with industrial-sized overhead door
- Three docks in place, provisioned additional docks
- Property tax abatement available



vermillionrise.com



GENERAL INFORMATION

Located along State Road 63, a 4-lane divided highway in Western Indiana, only 2 miles from the Indiana/Illinois state border.

- SIZE: 7,155 acres
- ZONING: Industrial; Planned Premier Business and Technology Megaproject
- SITE: Located on 32 acres near the entrance of the Park and visible along IN 63

UTILITIES

- ELECTRIC: Served by Duke Energy with a 10.5 MW 69KV to 12 KV substation expandable to 45MVA. A new Hillsdale 200MVA 230KV to 69KV substation will also be serving the Park.
- WATER: Served by Vermillion Rise Mega Park's water system and Wabash River aquifer that is permitted to deliver 30 MGD.
- WASTEWATER: Served by the Vermillion Rise Mega Park's wastewater treatment and collection system. Building is served by an 8" collection pipe. Treatment plant can accommodate an additional 200,000 gallons/day and can be readily expanded.
- NATURAL GAS: Served the Vermillion Rise Mega Park's natural gas distribution system.
- TELECOM: AT&T

TRANSPORTATION

- HIGHWAY: I-74 - 18 miles, I-70 - 34 miles
- AIRPORT: Indianapolis International - 73 miles. Terre Haute Regional - 37 miles
- RAIL: CSX can extend rail service
- PORT: Burns Harbor - 142 miles

ADDITIONAL INFORMATION

- The following site preparation/due diligence has already been performed:
 - Various environmental studies
 - Various geotechnical studies
 - Evaluated as a part of the Duke Energy site readiness program
- Vermillion County, Indiana is an EPA air quality standards attainment county
- Existing industries nearby: Elanco (Eli Lilly), International Paper, White Construction, Scott Pet Products, Duke Energy Cayuga Generating Station and National Gypsum
- Competitive incentives available
- Applicable Military Base Investment Cost Credit

CONTACT INFORMATION

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Vermillion Rise Shell Building

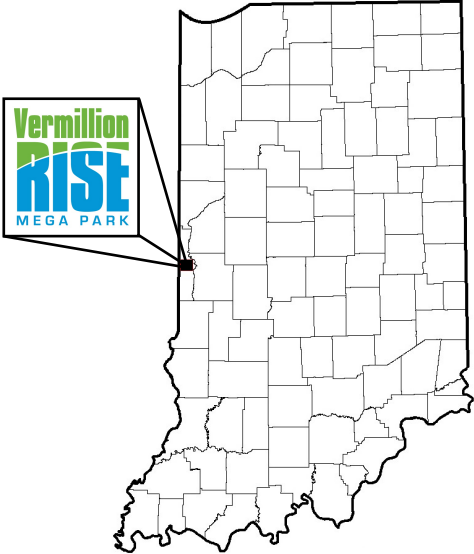
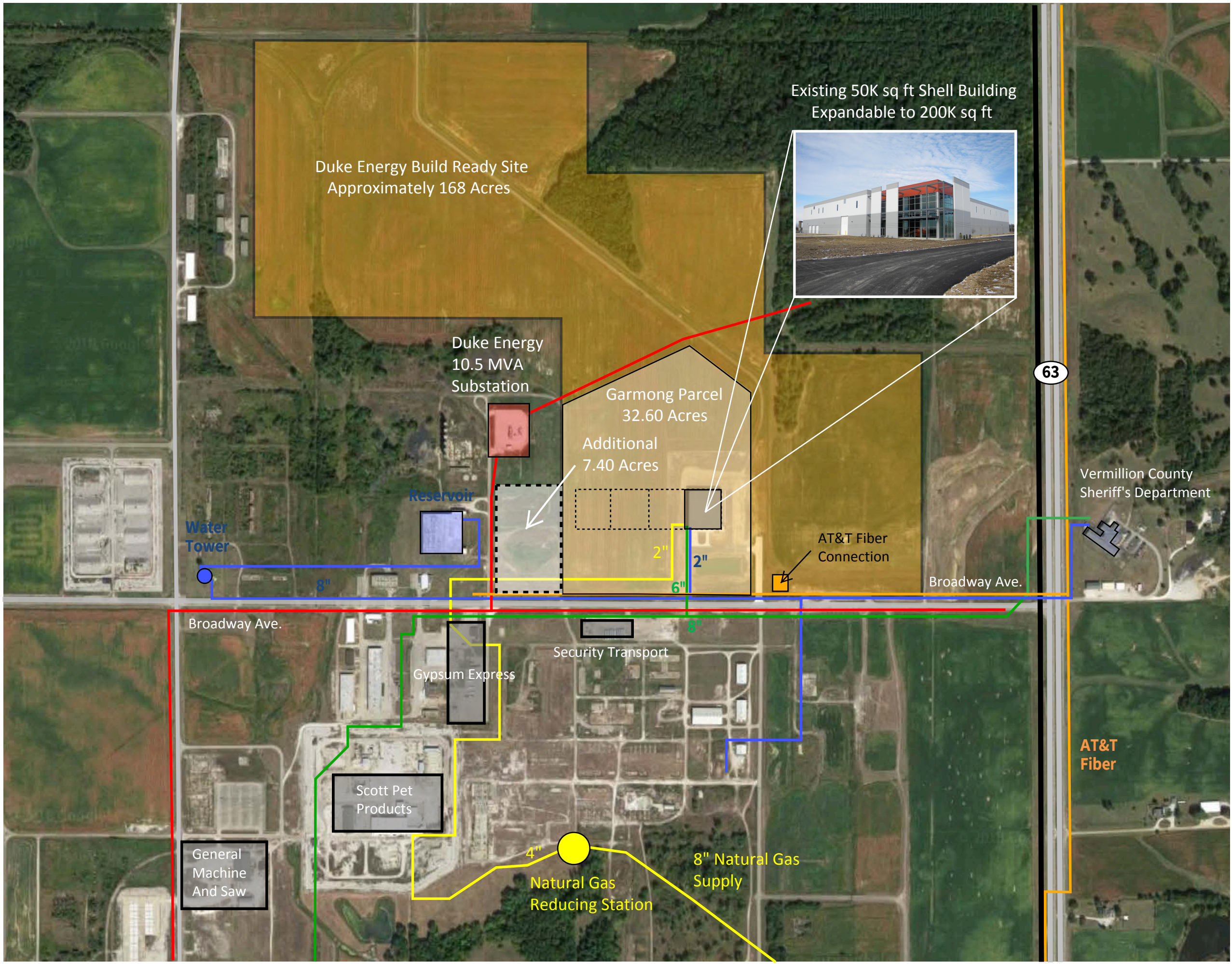
Recent Photos June 2017

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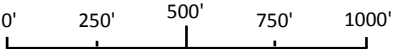


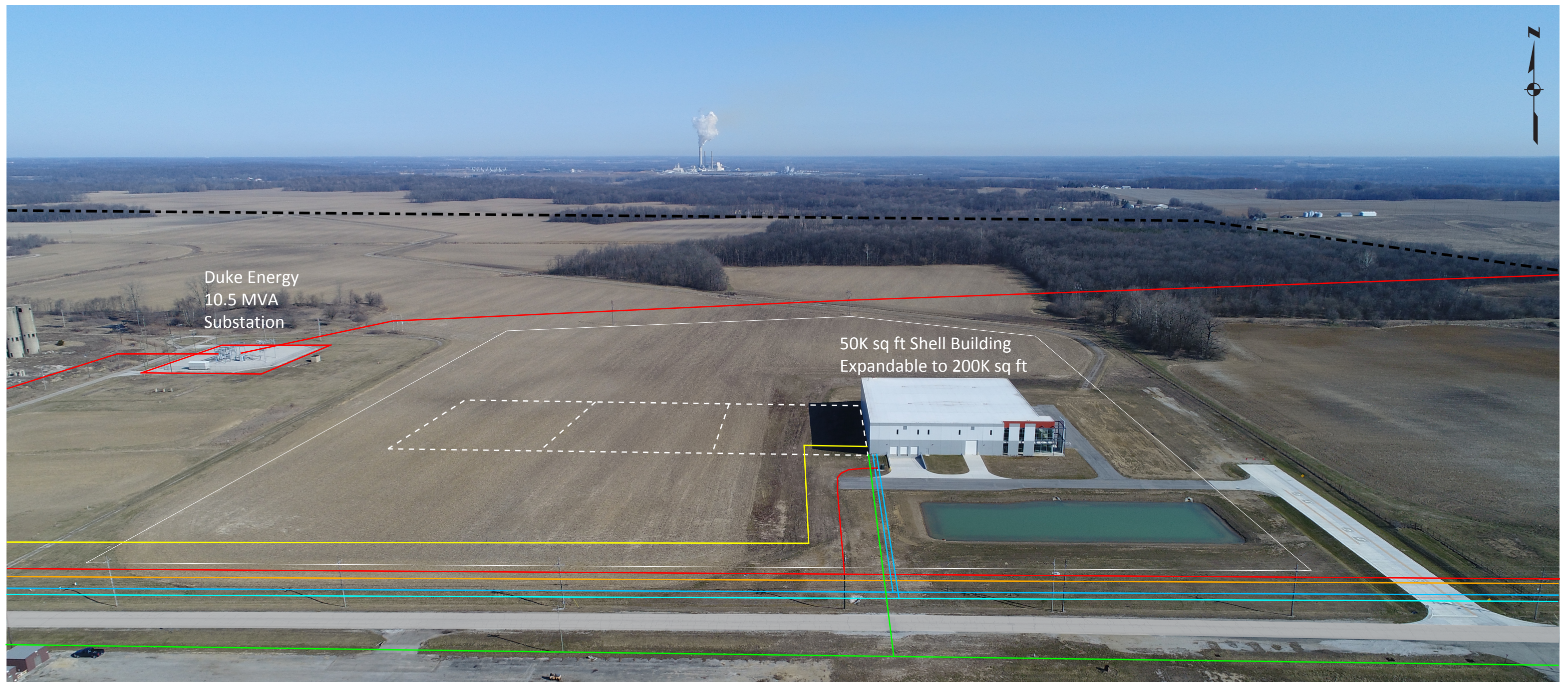


Legend

- Duke Site
- Garmong Parcel
- VRMP Property Boundary
- Water Line
- Sewer Line
- Natural Gas Line
- Electrical Line
- Fiber Line

Vermilion Rise Mega Park
Duke Energy Build Ready Site





Legend

■ ■ ■ ■ VRMP Property Boundary

□ Garmong Parcel

— Drinking Water Line

— Fire Water Line

— Sewer Line

— Natural Gas Line

— Electrical Line

— Fiber Line



Vermillion Rise Mega Park
Garmong Shell Building Site

Vermillion Rise Shell Building

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