

Vermillion Rise Shell Building

FLEXIBLE INDUSTRIAL SPACE

With the Ability to Finish the Building
to Your Specifications



Vermillion
Rise
MEGA PARK



Vermillion Rise Shell Building General Information

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

- SIZE: 7,155 acres
- ZONING: Industrial; Planned Premier Industrial and Technology Megasite
- SITE: Located on 32 acres near the entrance of the Park and visible along IN 63
- PRICE: \$3,463,000 and includes 9 acres

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 can also serve 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: WATCO rail would have to be extended to property
- PORT: Burns Harbor - 142 miles

ADDITIONAL INFORMATION

The following site preparation/due diligence has already been performed:

- Environmental studies
- 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

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Key Features

CAPABILITY TO FINISH THE BUILDING TO YOUR EXACT SPECIFICATIONS









- 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

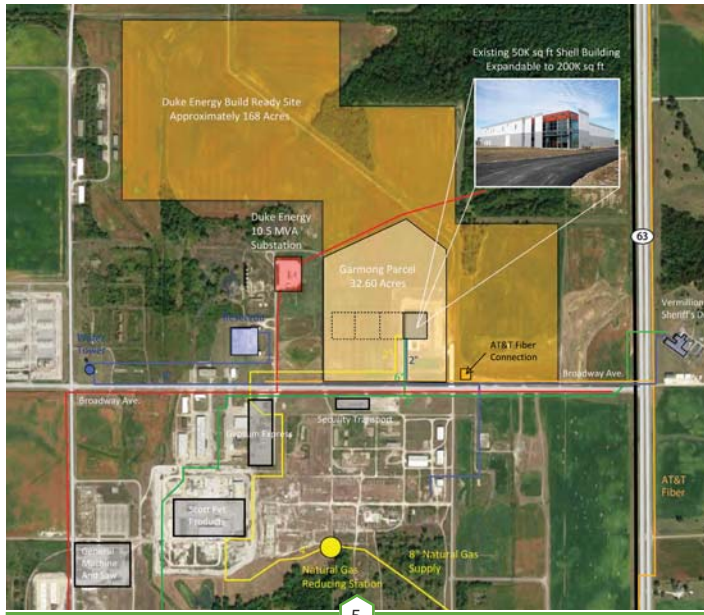


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LEGEND
VERMILION RISE MEGA PARK

	DUKE SITE		SEWER LINE
	GARMONG PARCEL		NATURAL GAS LINE
			ELECTRICAL LINE
	WATER LINE		FIBER LINE



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50K SQUARE FOOT BUILDING - EXPANDABLE TO 200K SQUARE FEET



9 ACRES INCLUDED IN SALE - REMAINING 23.6 ACRES AVAILABLE FOR EXPANSION

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RESOURCES

Vermillion Rise Mega Park

www.vermillionrise.com

UAV video of the Shell Building

www.youtube.be/ZI7XDc7kGis

As-Built Drawings of the Shell Building

www.vermillionrise.com/drawings

Survey of Shell Building Property

www.vermillionrise.com/survey

Geo-Tech Report for Shell Building Property

www.vermillionrise.com/geotech

Vermillion County Economic Development

www.vermillioncountyedc.com

Duke Energy Economic Development & Electric Power Incentives

www.duke-energy.com/partner-with-us

Indiana Economic Development Corporation Incentives

www.iedc.in.gov/incentives

CONTACT US



Bob Grewe, AICP
Executive Director

PHONE

Office 765.245.2415

Mobile 765.246.2318

ADDRESS

1051 W. Indiana Ave.

Hillsdale, IN 47854

WEB & EMAIL

Email bob.grewe@vermillionrise.com

Web www.vermillionrise.com