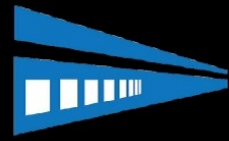


PARK41



MANUFACTURING/DISTRIBUTION/OFFICE
5401 U.S. HIGHWAY 41 NORTH
EVANSVILLE, IN 47711
MULTI-TENANT INDUSTRIAL FACILITY

PROPERTY DETAILS

FACILITY SIZE: +/- 1.2MM SF

**WAREHOUSE/
DISTRIBUTION:** 1,094,200 SF

**OFFICE SPACE
(MULTIPLE):** 105,000 SF

LOT SIZE: 85.5 Acres

**YEAR BUILT/
RENOVATED:** 1943 / 1986

ZONING: M-2

CLEAR HEIGHT: 24' to 38'

BAY SIZES: 50' x 50'
50' x 100'

OTHER FEATURES: Cranes
Air Lines
Wet Sprinkler System
High Voltage Throughout
1200A & 600A Switch Gear



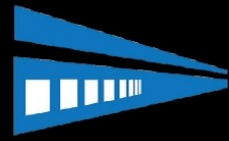
REGIONAL HIGHLIGHTS

- Site served by Indiana Southern Railroad & CSX
- Evansville Regional Airport: 8020' runway (adjacent)
- I-69 & I-64 corridor access
- Port of Indiana - Mt. Vernon: Direct highway access
- 750,000+ population within 1-hour drive
- Under new ownership & management

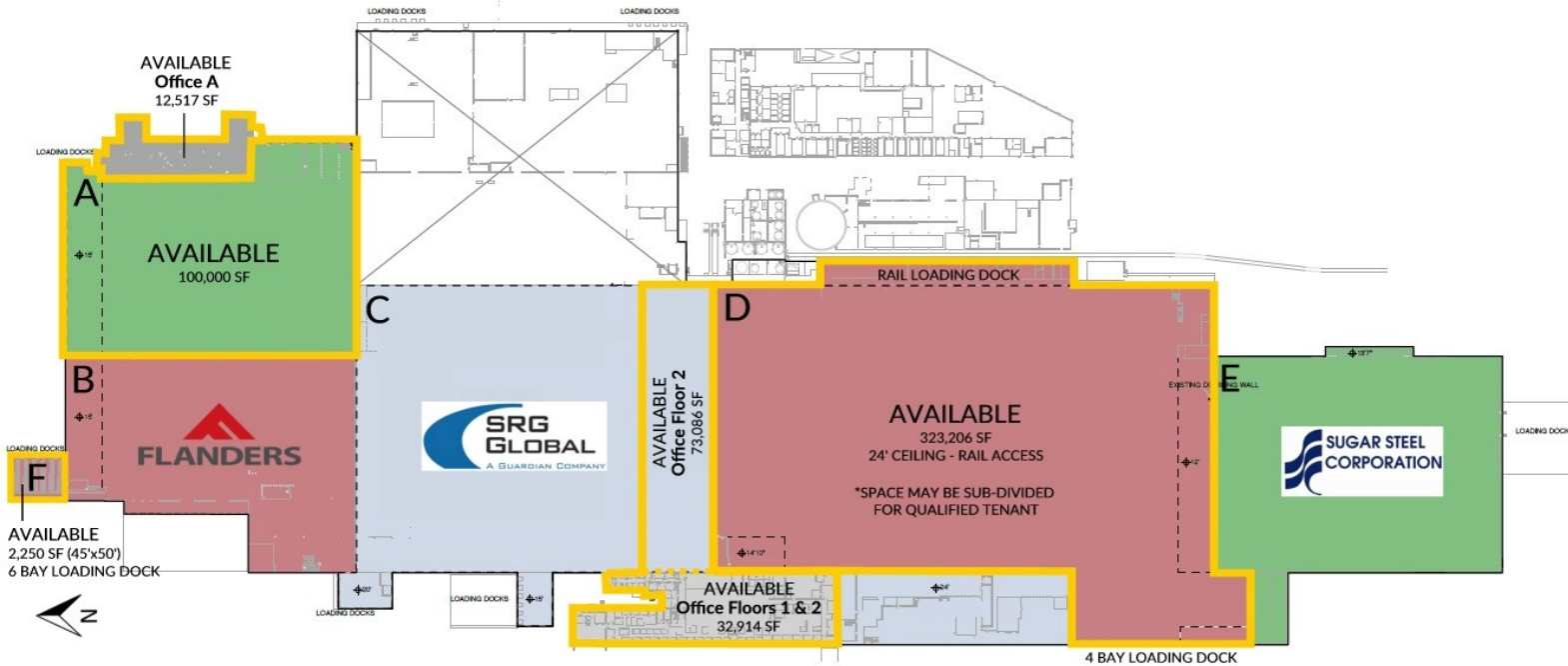


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AVAILABLE SPACE



SPACE	SPACE TYPE	TOTAL SIZE (SF)	LEASE TYPE	LEASE RATE
A	Flex space	100,000 SF	NNN	\$3.25 SF/yr
D	Distribution	323,206 SF*	NNN	\$3.00 SF/yr
F	Distribution	2,250 SF (45' x 50')	NNN	\$5.50 SF/yr
Office A	Office	12,517 SF	Gross	Negotiable
Office Floors 1 & 2	Office	32,914 SF	Gross	Negotiable
Office Floor 2	Office	73,086 SF	Gross	Negotiable

*Space may be sub-divided for qualified Tenant

PARK 41 TENANTS

SPACE	TENANT	SF OCCUPIED
B	Flanders Electric	105,693
C	SRG Global	208,141
E	Sugar Steel	128,383



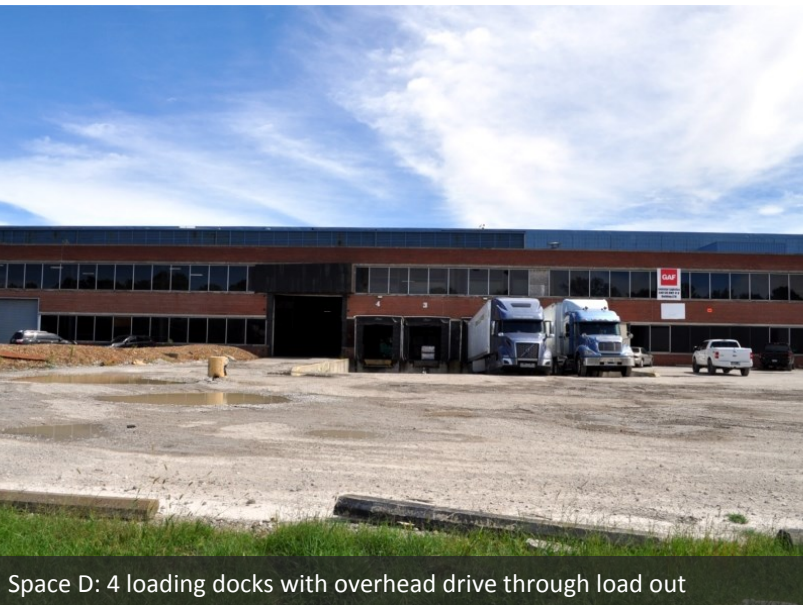
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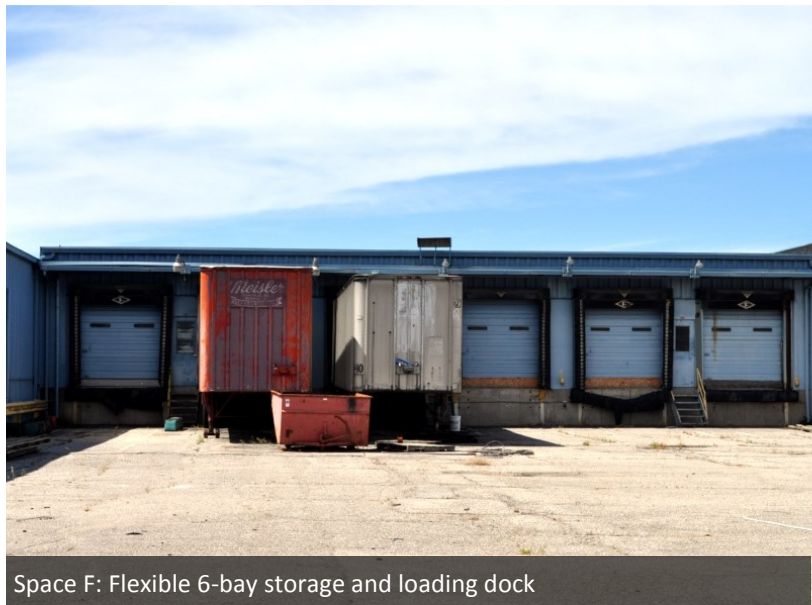
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ADDITIONAL PHOTOS



Space D: 4 loading docks with overhead drive through load out



Space F: Flexible 6-bay storage and loading dock



Security features/Trailer scale on east side of facility



North guard shack/Delivery check-in



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MULTI-TENANT INDUSTRIAL FACILITY



ADDITIONAL PHOTOS



Space A: Office entry and 2-bay loading dock



Space A: South/East loading dock



Space C: 20' ceiling and 50' isles



Space B: 14-bay loading dock



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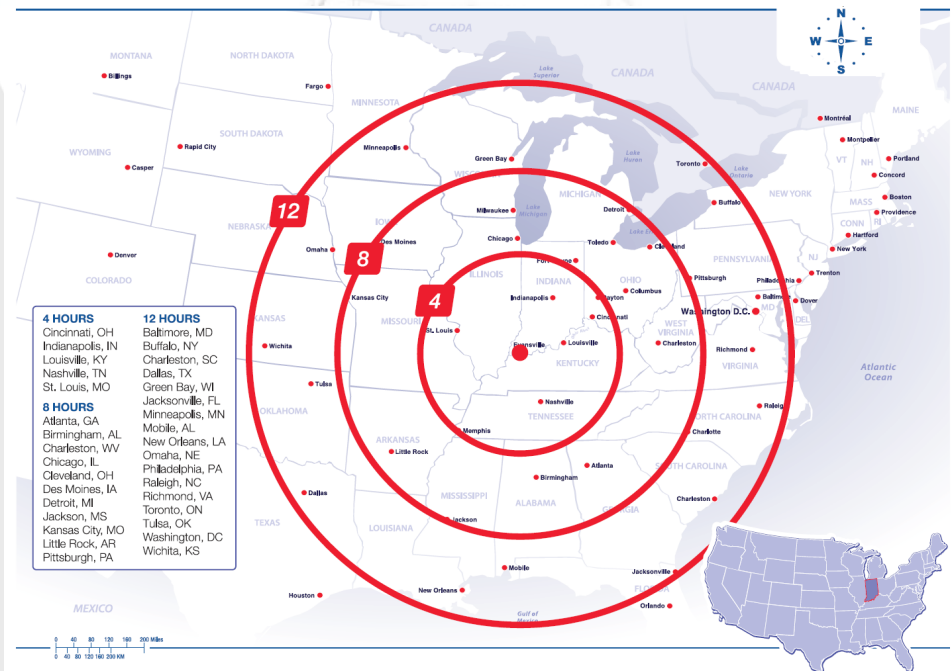
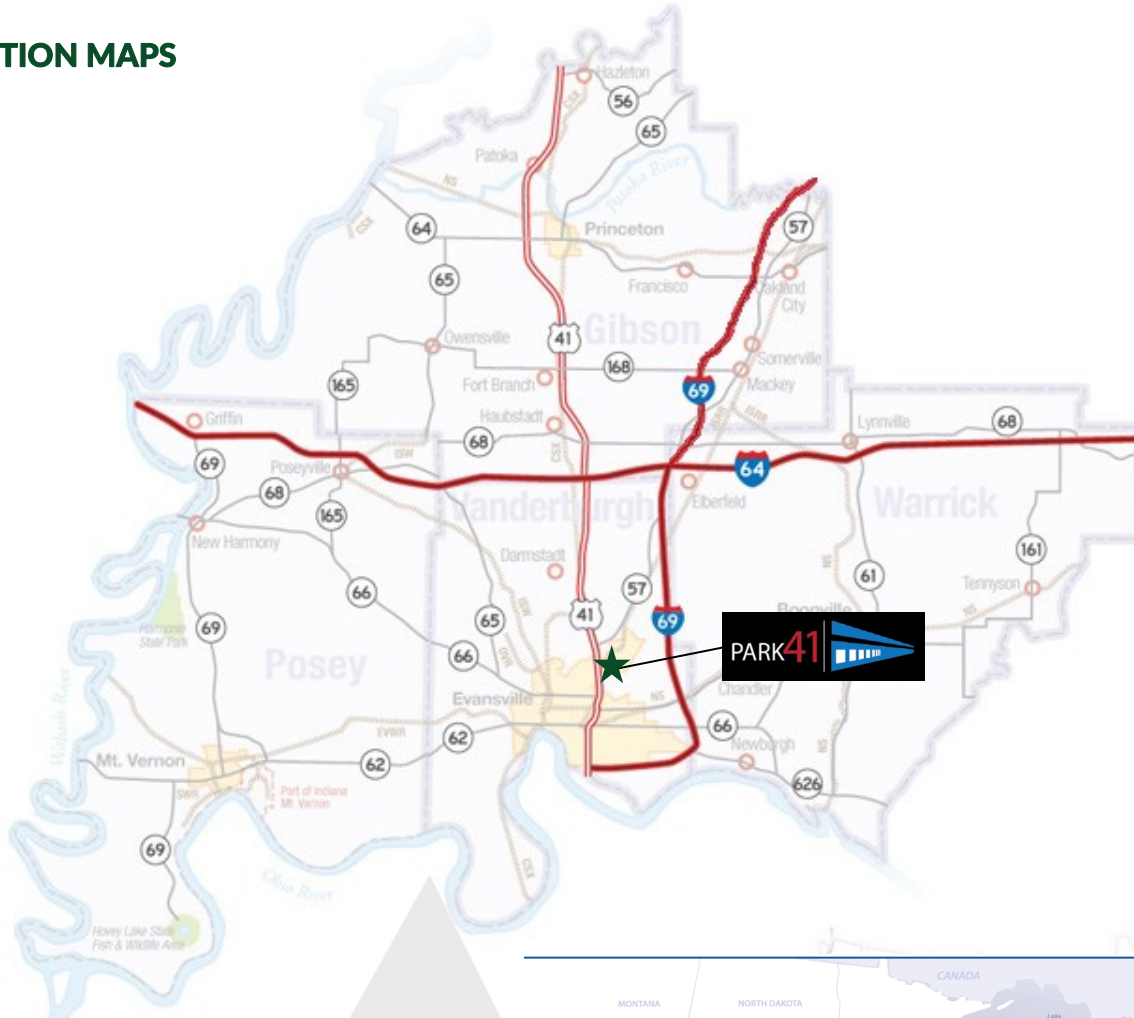
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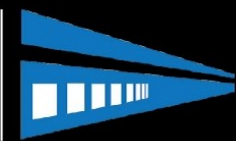


LOCATION MAPS



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INDIANA 2020 FACT BOOK – DOING BUSINESS IN INDIANA

At a time when other states are raising taxes to keep up with mounting debt, Indiana's long history of smart fiscal choices, balanced state budgets and cash reserves puts the Hoosier State in a position to lower taxes, with the corporate income tax rate steadily decreasing each year, reaching 4.9% by 2021.

Indiana is one of only a handful of U.S. states with a AAA credit rating and an actual budget surplus. As one of the top states for regulatory freedom, Indiana is defining a new standard of opportunity for businesses to reach their full potential.

The bottom line: Indiana is building economic strength and momentum, and it's propelling the state on a trajectory toward growth and prosperity, giving Indiana-located businesses a head start toward greater growth and profitability.

- Cost of Doing Business: 4th lowest (IL 34th, OH 8th)
- Workers Comp Premium Rate Rank: 2nd lowest
- State Bond Rating: AAA (IL: BBB, KY: A, MI: AA, OH: AA+)
- #2 Best States for Long-term Fiscal Stability (MI 26th, OH 40th, KY 47th, IL 50th)
- 10th Best Tax Climate Index (MI 12th, KY 24th, IL 35th, OH 38th)
- #5 Best States for Regulatory Environment
- Property Tax Index Rank: 2nd lowest (OH 9th, MI 24th, KY 36th, IL 40th)
- #1 in Infrastructure Condition (roadways, waterways, railways, bridges, tunnels, ports, airports)



TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate	5.25%	9.50%	4-6%	6.0%	0-0.26%
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Sales (x2), Property & Payroll	Single Sales Factor	Gross Receipts Tax (Comm. Activity Tax)
Individual Income Tax Rate	3.23%	4.95%	2-6%	4.25%	0-4.997%
Local Avg. Individual Income Tax Rate	1.56%	None	2.08%	1.70%	2.25%
Local Avg. & Sales Tax Rate	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax Rate x State Wage Base	\$237.50	\$447.12	\$275.40	\$243.00	\$243.00
Workers' Compensation Premium Rate Index (Per 100 of Payroll)	\$1.05	\$2.23	\$1.52	\$1.57	\$1.45
Mean Hourly Wage	\$22.32	\$28.08	\$21.66	\$25.16	\$23.35
Cost of Living Index	95.2	100.6	93.4	90.6	91.7
Right to Work	Yes	No	Yes	Yes	No



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