INDUSTRIAL BUILD-TO-SUIT > FOR LEASE

Up to ±602,000 SF - Manufacturing / Distribution Facility

PROPOSED INDUSTRIAL FACILITY
5801 RUSTON LANE, EVANSVILLE, IN

- **Up to ±602,000 SF Available** (400,000 SF Minimum)
- Land: ±37 Acres
- **Possible Genesee & Wyoming / Indiana Southern Rail Spur**
- **Excellent Access with I-69 Frontage**
- Possible 10 yr Tax Phase-in (for qualifying companies)
- Aggressive Economic Incentives
- Developed Industrial Park Area
- Sits within a Tax Increment Financing District

Custom Pricing available upon request.
Property will be built to tenant's specs.

For More Information:

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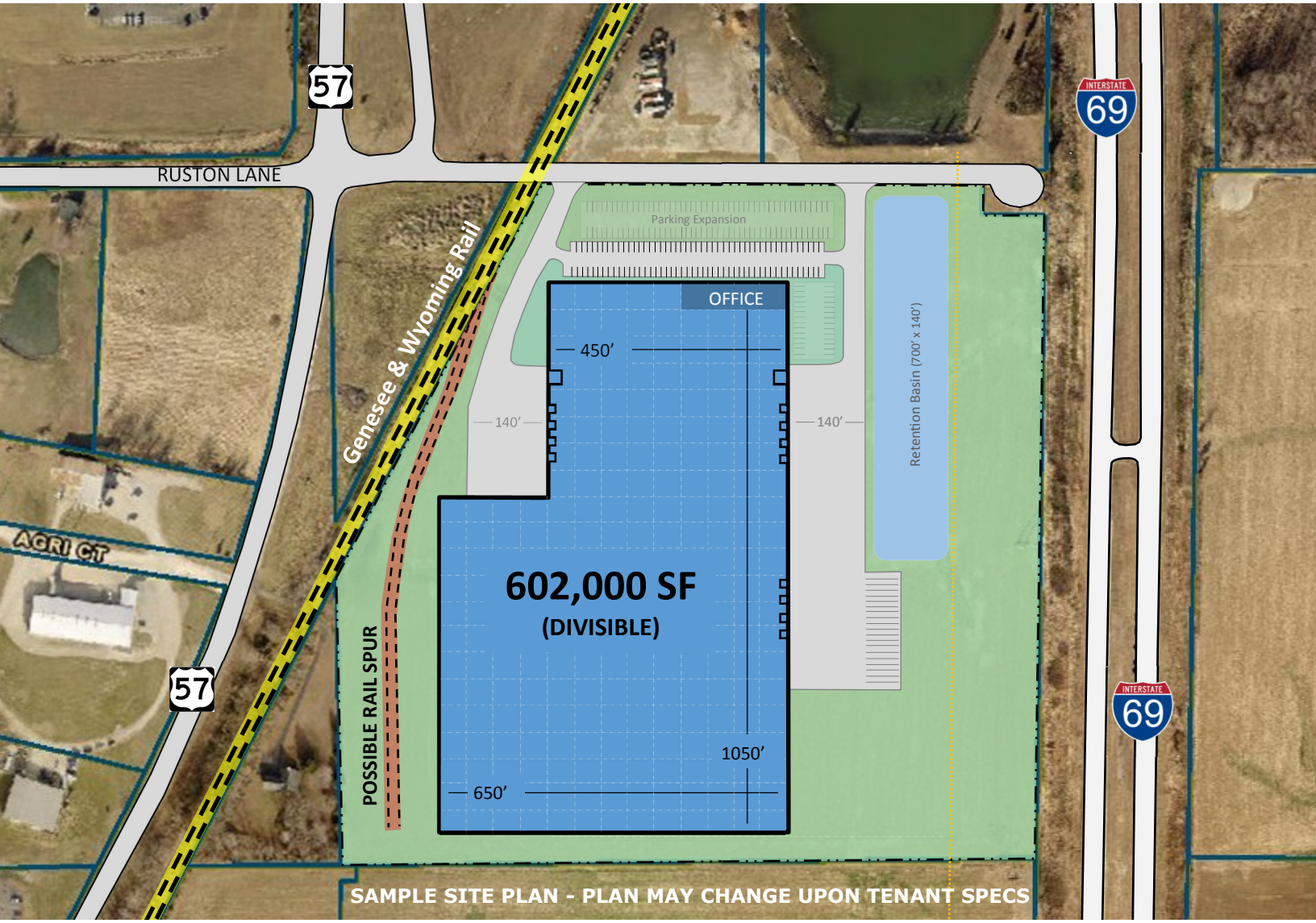

BUILDING FEATURES:

Building Area:	Up to ±602,000 SF (400,000 SF Minimum)
Construction:	Pre-Engineered Steel (Optional Concrete Tilt Wall - See agent)
Site Area:	±37 Acres
Zoning:	M-2, Industrial
Office:	10,000 SF (Built-to-suit)
Clear Height:	32' (Built-to-suit)
Column Spacing:	± 50-0" x 50'-0"
Employee Parking:	± 100 (Expandable)
Trailer Parking:	± 20 (Expandable)

Floor:	7" unreinforced
Dock Doors:	12 Docks with Equipment (expandable) - Crossdock layout is optional
Drive-in Doors:	2 Drive in Doors (12' x 14')
Fire Suppression:	ESFR sprinkler system
Interior Lighting:	T-5
Warehouse Heat:	Air Rotation System
Electrical:	Built-to-suit
Rail Spur:	Building design to accommodate spur
Construction Time:	±7 months

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MARKET OVERVIEW— EVANSVILLE / SOUTHWEST INDIANA

Evansville, Indiana

Distance to:

Louisville	115 mi
Nashville	150 mi
Saint Louis	170 mi
Indianapolis	171 mi
Cincinnati	215 mi
Memphis	280 mi
Chattanooga	280 mi
Chicago	300 mi
Columbus, OH	320 mi
Atlanta	395 mi
Kansas City	415 mi
Detroit	475 mi
Dallas	750 mi

BUSINESS FRIENDLY (http://iedc.in.gov/)

INDIANA has methodically created a business environment where conditions are set for success. Whether it's minimizing operating expenses or delivering the workforce training and infrastructure you need to grow, Indiana is one of the most business-friendly states in America.

BEST BUSINESS ENVIRONMENT

- Evansville is **Indiana's 3rd largest city**, located along the Ohio River, in Indiana's great southwest. We are the hub city for a 26 county tri-state region, representing parts of Indiana, Kentucky and Illinois with a population of 730,000+ within a one hour drive.
- **Southwest Indiana is known as the Crossroads of America**, within a day's drive of 75 percent of the U.S. and Canadian populations and accessible to every U.S. Market by road, rail, air and water.
- With a population of nearly 120,000 people in the city limits, and **more than 300,000 people in the metropolitan area**, Evansville is the social and economic hub for our tri-state region
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation.
- Indiana is the **Best State for Business in the Midwest and #5 in the nation**. (Chief Executive magazine, 2017)
- Indiana ranks **#2 for Cost of Doing Business and Cost of Living**. (CNBC America's Top States for Business, 2017)
- Indiana Earns **'A' Grade in Manufacturing & Logistics Health**. The 2015 Manufacturing and Logistics Report Card issued by Conexus places Indiana among the nation's elite in four important categories: manufacturing health, logistics health, tax climate and global reach. (Conexus, 2015)

TOP TAX CLIMATE

Indiana offers the **Best State Tax Climate in the Midwest** and ranks #8 in the nation. (Tax Foundation, 2017)

A RIGHT-TO-WORK STATE

On February 1, 2012 Indiana became the 23rd state in the nation and the first state in the industrial Midwest to pass right-to-work legislation. This new status creates an even more attractive environment for businesses and entrepreneurs alike to move their operations to the Hoosier State. There is strong evidence that the economy is indeed growing, with companies small and large expanding operations and hiring new workers. With the support of the legislative and executive branches of government, businesses can be encouraged by Indiana's move to join other right-to-work states to better compete for and win America's business.

AAA CREDIT RATING

Since 2010, Indiana has maintained the top bond rating from all three major credit rating agencies (S&P, Fitch, Moody's).

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price.