



New Castle - Henry County
Economic Development Corporation

Henry County Shell Building

50,400 SF Expandable to 200,000 SF

3995 Brooks Drive | New Castle | Indiana | 47362



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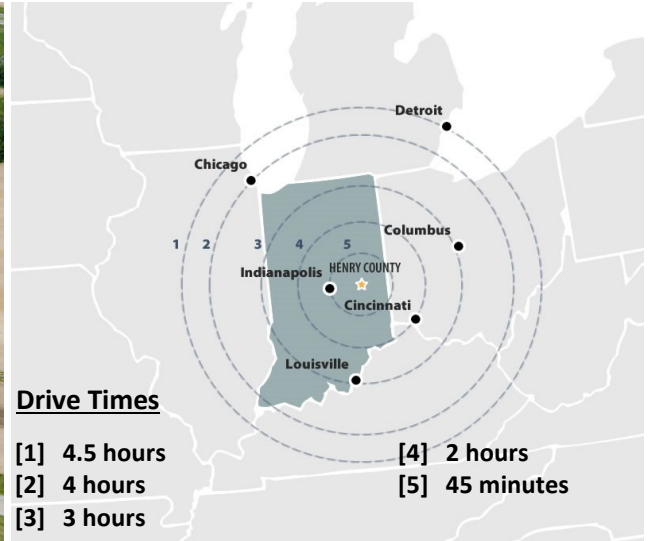


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PROPERTY OVERVIEW



Building construction includes walls, roof, drainage improvements.
Finished floor is not included.



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PROPERTY OVERVIEW

LOCATION

2 Miles to
Interstate 70



Year Built:	2012
Square Feet:	50,400 SF—Expandable to 200,000 SF
Acres:	12.6 Acres—Additional adjacent land
Zoned:	Light Industrial—Manufacturing/Distribution
Construction Type:	Hard wall construction, metal & masonry in dock areas, and metal expansion walls on two sides
Ceiling Height:	32 Ft.
Column Spacing:	70' x 30'
Drive-In Doors:	1
Docks:	3
Electric:	Henry County REMC
Water:	12" line—City of New Castle
Sewer:	8" line—City of New Castle
Telco/Fiber:	New Lisbon Telephone Company
Natural Gas:	Vectren
Owner:	Henry County Redevelopment Commission
Price:	\$2,000,000—Priced as shell building and land. Can purchase shell or negotiate build-out price.
Website:	www.readytogohenryco.com

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 and 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/free land
- ◇ State incentive information available at <http://iedc.in.gov>

Property Tax liability constitutionally limited to 3% of assessed value on real and personal property. The tax rate is \$2.0317 per \$100 of assessed value.