

You'll feel welcome in

BATESVILLE

I N D I A N A



BATESVILLE INDUSTRIAL PARK II

This prime 75-acre location provides excellent access to Indiana Highway 46 & Interstate 74, putting you just 20 miles from Cincinnati and 60 miles from Indianapolis – and within a day's drive of nearly two-thirds of the nation's population!



SHOVEL-READY

The State of Indiana has awarded Batesville Industrial Park II its Shovel-Ready designation, with expedited permitting and rapid development. You'll be able to start building more quickly at lower costs, helping you achieve your objectives more quickly with less risk.

SKILLED, DEDICATED WORKFORCE

Batesville's skilled workforce brings a remarkable work ethic to your company's needs. Local workers are highly skilled and are accustomed to the precision and quality standards required for medical devices, hospital equipment and accessories, high-end instruments, and molding.

IDEAL FOR THESE & OTHER INDUSTRIES

Batesville's central location provides fast access to everywhere you need to be, a skilled workforce with a remarkable work ethic, as well as a solid commitment to education at all levels. We have a variety of shovel-ready sites that will help you get your new facility up and running much more quickly, too!

AUTOMOTIVE

We're within a half-day's drive of seven major automobile & truck assembly plants, making Batesville an ideal location for manufacturing and distributing vehicle components.

ADVANCED MANUFACTURING

Our workforce is accustomed to the precision and quality standards required for medical devices, hospital equipment and accessories, high-end instruments, and molding.

DATA CENTERS

With redundant (and abundant) power, water, and extensive fiber connectivity, our infrastructure provides the capacity and reliability to house major data operations.

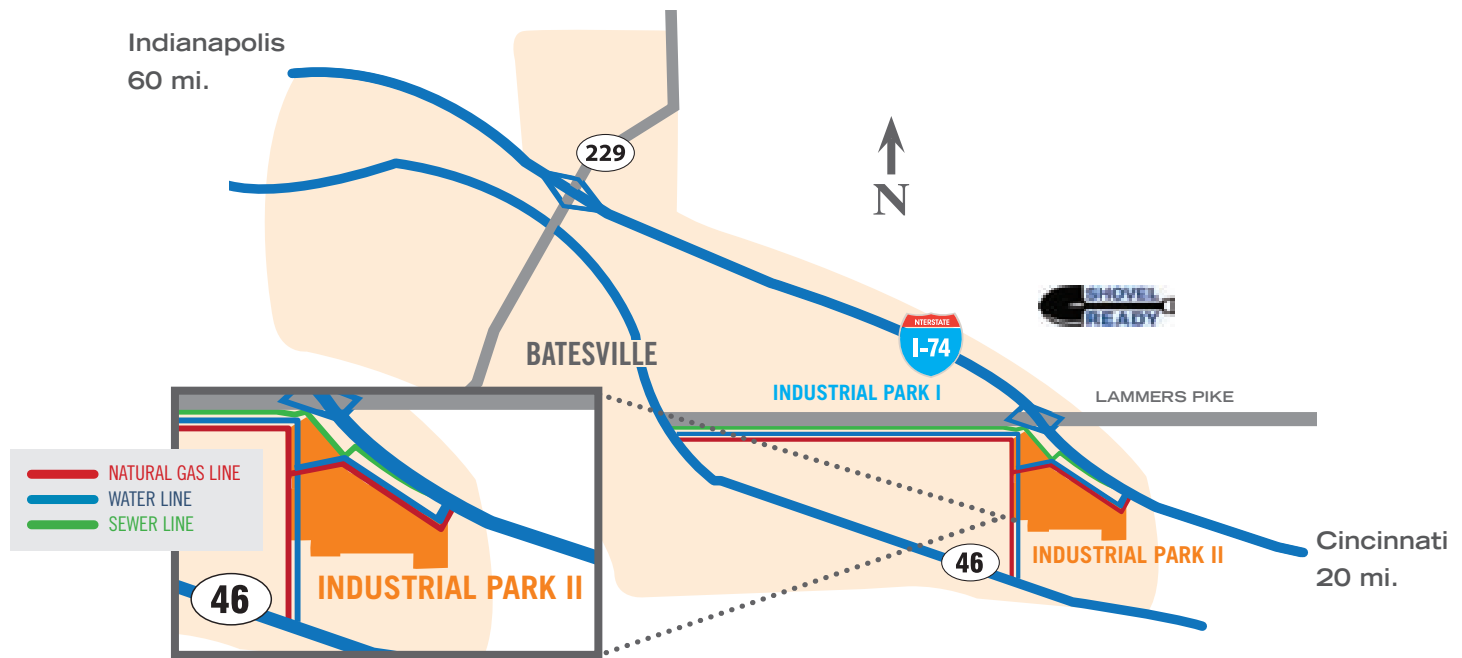
FOOD & NUTRITION

The area's water and agricultural resources meet the needs of companies in packaged foods, animal nutrition, and related industries – while our excellent highway access puts you within a day's drive of nearly two-thirds of the nation's population.

City of Batesville, Indiana

132 S. Main Street | Batesville, IN 47006 | p: 812-933-6100 | f: 812-933-0698
www.batesville-in-economicdev.com | mayor47006@etczone.com | vkellerman@batesvilleindiana.us

A business-friendly community, geared to your success



BATESVILLE INDUSTRIAL PARK II

Located along interstate 74 - east of Merkel Road and south of Lammers Pike: 144 Merkel Road, Batesville, Indiana 47006 / Ripley County

PARK DETAILS

Acreage: 10-73

Shovel Ready: Yes

Pad Ready Lots: Yes

Phase 1 environmental report:

February 14, 2007

Zoning/Code: I-2 Enclosed Industrial District

Highway/Interstate: Hwy 46 - .5mi /
I-74W - 3.0 mi / I-74E - 5.0mi

Airport: Indianapolis Int'l Airport-78.4mi /
Cincinnati-Northern Kentucky Int'l Airport-
40.7mi

Ports: Port of Indiana, Jeffersonville,
IN-87.8mi / Port of Cincinnati, Cincinnati,
OH-44.3mi

Rail: Not available at site

UTILITIES

Electric: Southeastern Indiana REMC
Amps: 3 / Volts: 470 kV / Phase: 12

Natural Gas: Batesville Water and Gas Utility
Main: 4" and public 2" / Pressure (psi): 60

Water: Batesville Water and Gas Utility

Service at Site: 500,000 gallon tank -
3,000 feet from property.

Main: 10" Pressure (psi): 55 / Capacity
(gallons/day): 400,000

Sewer Provider: Batesville Wastewater
UtilityService at property line

Main Size (inches): 10 / Capacity (gallons/
day): 600,000

Telecomm Provider: Enhanced
Telecommunications

Fiber available at Site: Yes - Unlimited
Bandwidth (Voice, Internet, Data, Video)

PUBLIC SERVICES

Police: Batesville Police Department

Fire: Batesville Volunteer Fire Department

EMS: Batesville Fire and Rescue

CONTACT:

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OTHER TENANTS: Batesville's
Industrial Park I is adjacent to Industrial
Park II. Businesses located in Industrial
Park I: General Electric Lighting
Distribution: 75 employees / Heartwood
Manufacturing: 50 employees / Advanced
Nitriding Solutions, Inc.: 14 employees /
Rynn Transportation: 2 employees / Crum
Trucking / Virtus, Inc.: 150 employees /
Med-Mizer

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