

# Batesville Industrial Park II

Property Report (Batesville Industrial Park II)



## Property Details

Site/Building Name	Batesville Industrial Park II
Street Address	Lammers Pike & Merkel Road
City	Batesville
County	Ripley County
Zip Code	47006
Type of space	Heavy Mfg, Industrial, Light Mfg
Min Size	5 acres
Max Size	70 acres
Last Updated	11/18/2015

## Contact Information

Company	City of Batesville
Contact Name	Sarah Lamping
Address	132 S. Main Street
City	Batesville
State	Indiana
Phone	812-933-6100
Cell	812-212-0601
Fax	812-933-0698
Email	<a href="mailto:slamping@batesvilleindiana.us">slamping@batesvilleindiana.us</a>
Website	<a href="http://www.batesvillein.com/">http://www.batesvillein.com/</a>

**City of Batesville**

## Availability

Lease Type	public
For Sale	Yes
Sale Terms	Price per acre is dependent on capital investement and job creation.
Current Use	Development

## Building Details

Divisible	Yes
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## Site Details

Featured Site Description	Shovel Ready
Parcel	69-02027-004-004
Phase 1	Yes
Phase 1 Date	01/13/2009
Shovel Ready	Yes
Soil Report	Yes
Zoning	Industrial
Zoning Authority	City of Batesville

## Transportation

Interstate Name	74
Distance to Interstate	2 miles
Nearby Highway	46
Distance to Nearest Highway	1 miles
Nearest International Airport	Cincinnati Norhtern Kentucky
Distance to Nearest Airport	40 miles
Distance to Rail	1
Rail Provider	Central Railway Company

## Utilities

Electric	Yes
Electric Provider	Hoosier Engery
Natural Gas	Yes
Natural Gas Provider	City of Batesville
Sewer	Yes
Sewer Provider	City of Batesville
Waste Water Tank	Yes
Water	Yes
Water Provider	City of Batesville
Telecom	Yes
Telecom Provider	Enhanced Telecommunications
Internet Connection	Yes
ISP	Enhanced Telecommunications

## Other

Ownership	Private
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## Incentives

Economic Revitalization Area	Yes
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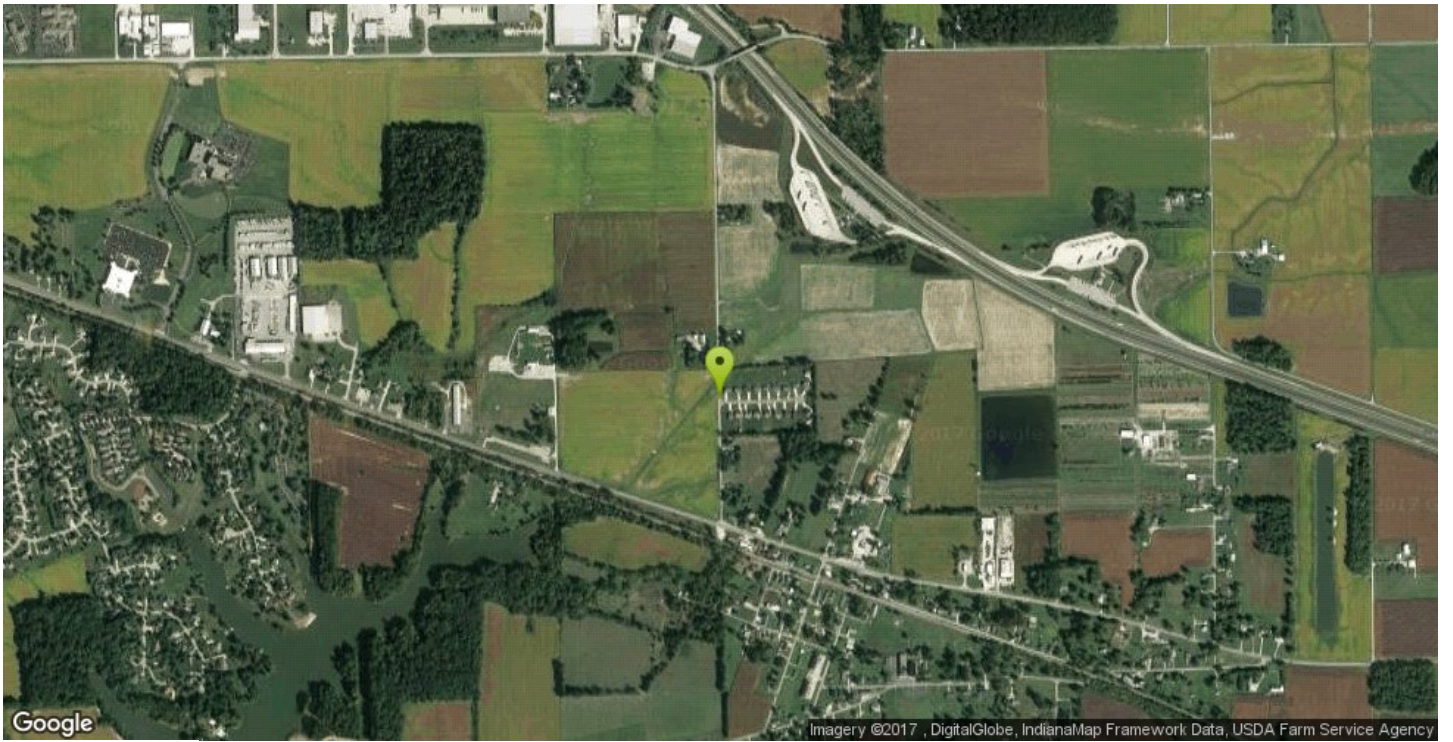
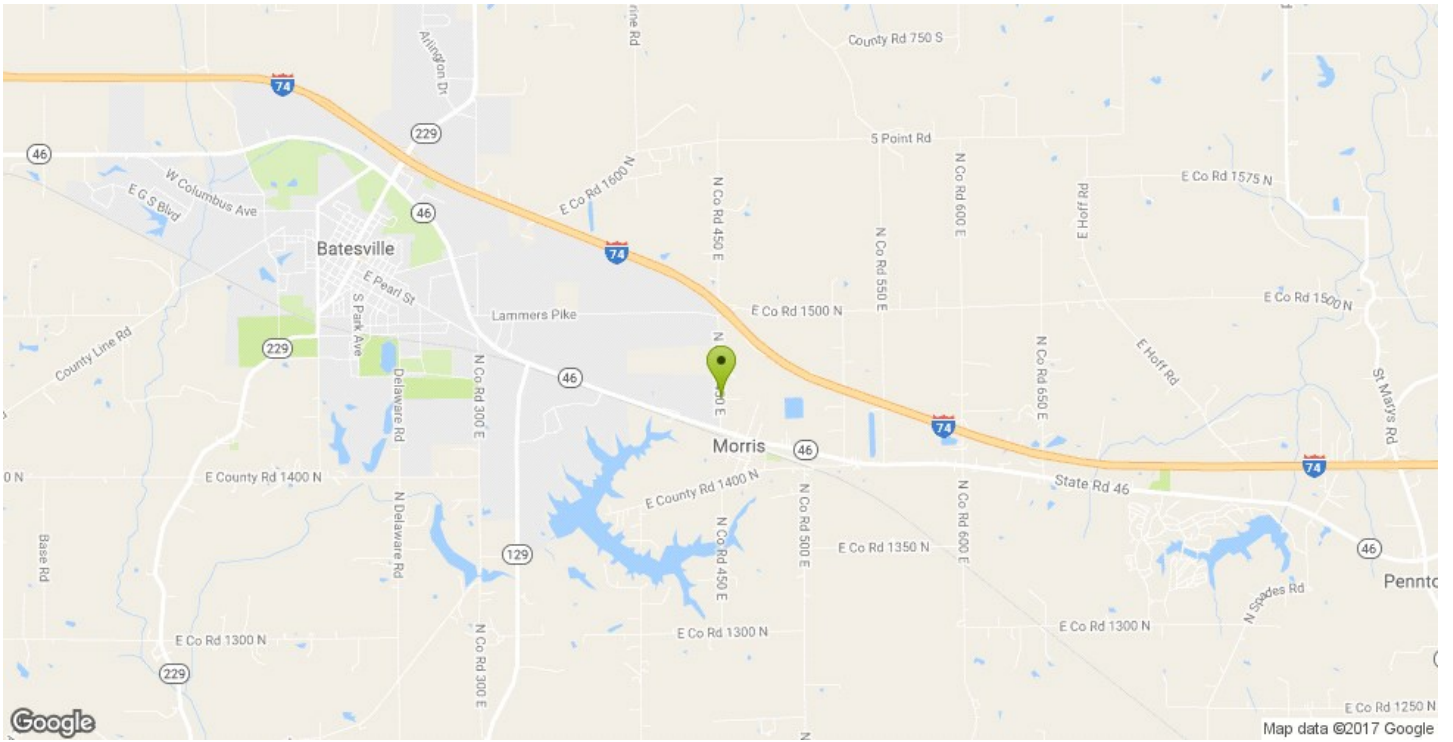
Tax Increment Financing Area (TIF)	Yes
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#### Description

Development is owned by the City of Batesville. Price per acre is negotiable depending on investment and job creation. Site adjacent to Interstate 74 within 2 miles of interchange. Site is within 1 mile of State Road 46 and railroad.

Batesville Shell Building #1 is in the final stages of development and located on one of 5 building sites available in the new Batesville Industrial Park. Shell Building #1 is 50,400 square feet with option for expansion up to 225,000 square feet. Adjacent building sites are available if additional square footage is needed. Construction type is precast on north and west facades and metal of east and south facades for expandability. Shell Building #1 will be a basic shell capable of meeting the specific needs of an industrial occupant. Opportunity for build-to-suit at this time.

Lammers Pike & Merkel Road



Lammers Pike & Merkel Road



**BATESVILLE INDUSTRIAL PARK**  
BUILDING #1  
150 INDUSTRIAL PARK ROAD, BATESVILLE, IN 47006

**READY FOR CONSTRUCTION - SEPTEMBER 2011 DELIVERY**

**BATESVILLE INDUSTRIAL PARK SITE ADVANTAGES**

- Batesville is ranked Indiana's #1 metro MSA and Indiana's #1 metro hub.
- Located along I-74 with convenient interstate access for an interchange.
- Access to a Batesville labor workforce.
- A lot of things to do: from the US average, enjoy greater single-family housing power for hourly labor force.
- Tax abatements and other incentives available.
- Corporate neighbors with significant spending power: H&M, Wal-Mart, Bassett, Capital Co. and Honda.
- Additional sites are available within the park for build-out of JTI's operations.

Batesville is in the Top 10 for Best Cities for Young Families in Indiana - Monthly Journal 2011  
The Greater Cincinnati Region ranks #1 in U.S. for being the fastest-growing region - 2009 - 2010  
Midwest Regional Economic Development Council  
winning a 1000+ jobs award in 2011 and 2010

**CONTACT**  
CUSHMAN & WAKEFIELD  
SUMMIT

**BATESVILLE INDUSTRIAL PARK**

Lot #	Area
LOT 1	1.133 acres
LOT 2	1.163 acres
LOT 3	1.118 acres
LOT 4	1.163 acres
LOT 5	1.133 acres

**BUILDING #1**

**BUILDING #1 SPECIFICATIONS**

BUILDING AREA	50,000 sq ft
CONSTRUCTION	Steel with 10' Bay
LOAD CAPACITY	50
DOCK DOORS	10
CONCRETE FLOOR	10' x 10'
DOCK EQUIPMENT	50%
CONCRETE CURB	50%
PAVING MATERIAL	10' wide
TRUCK TRAILERS	40000
TRUCK CLOSET	100
STORAGE	10

**OTHER DESIGN DETAILS**

- CONSTRUCTION: 100% complete
- SCOPE: Building structure and roof
- SCOPE (COMPLETE): Not in scope of Contract
- MECHANICAL: Mechanical
- UTILITY PROVISIONS: Water, Sewer, Gas, Storm, City of Batesville

**Highlights Building #1**

- Building #1 is available as to approximately 125,000 sq ft
- This is a prime building for additional sites and/or a future parking lot
- Building #1 will be the newest generation industrial facility in Batesville that is available for occupancy
- Market Peak serving Batesville Industrial Park will be opened during the construction phase for Building #1

**Batesville**

Convenient location, excellent work force and a variety of amenities and services are available in the area. Batesville is a growing community with a strong economic base. The city is centrally located, making it an ideal location for your business. Batesville is a growing community with a strong economic base. The city is centrally located, making it an ideal location for your business.

**POPULATION**

Population	12,000
Median Income	\$24,000
Unemployment Rate	10.0%
Median Age	38.0
Population Growth (2000-2010)	15.0%

**REASONS TO CHOOSE BATESVILLE**

1. Central location
2. Excellent work force
3. Affordable housing
4. Quality of life
5. Tax incentives
6. Proximity to major highways
7. Strong economic base
8. Growing community
9. Quality of life
10. Affordable housing
11. Proximity to major highways
12. Strong economic base
13. Growing community
14. Quality of life
15. Affordable housing
16. Proximity to major highways
17. Strong economic base
18. Growing community
19. Quality of life
20. Affordable housing

**INDIANA RANKS AMONG THE TOP 10 STATES IN ORDER BY LOGISTICS PROFILES, INCLUDING:**

1. In population
2. In median income
3. In unemployment rate
4. In quality of life
5. In number of major highways
6. In percentage of population in the U.S.
7. In economic growth rate
8. In housing
9. In economic growth rate

**CUSHMAN & WAKEFIELD** **SUMMIT** **BATESVILLE**

