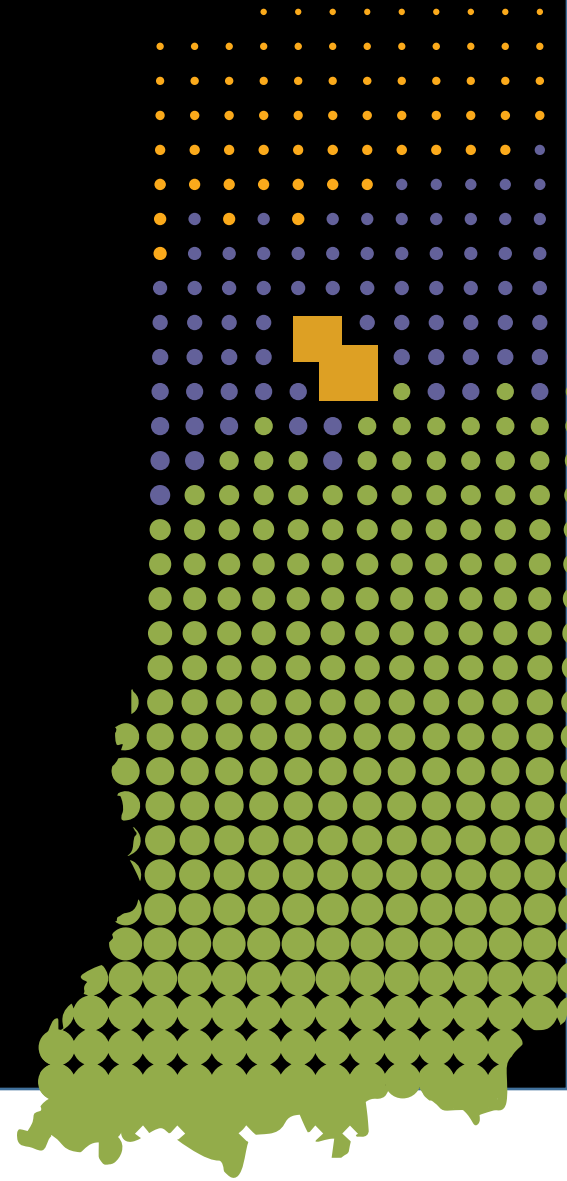


# HOOSIER HEARTLAND

## Industrial Park

Shovel Ready. ROI Rich.



So, you've identified the Midwest as your hottest blue-chip market?

Start your business faster and maximize your success potential

in the Hoosier Heartland Industrial Park

## WHY HHIP?

Because Indiana is  
The “**Best State for Business**”



#1 in the U.S. for  
low cost of doing  
business  
*(CNBC, 2015)*



#1 in the Midwest  
#2 in the U.S.  
Best States for Business  
*(Forbes Magazine, 2015)*



#2 in the U.S. for  
easiest regulatory  
environment  
*(CNBC, 2015)*



## Because Indiana is More Productive



#1 in the U.S. for  
percentage of  
workforce in  
manufacturing  
*(U.S. Bureau of Labor Statistics, 2015)*



#1 in the U.S. for  
share of advanced-  
manufacturing  
employment  
*(Ball State University Center for  
Business & Economic Research, 2016)*



#2 in the U.S. for  
manufacturing  
employment growth  
*4.5% to the U.S. avg. 1.6%  
(U.S. Bureau of Labor Statistics, 2015)*



## WHY HHIP?

# Because Carroll County has Abundant New-Business Resources

- Per-acre land values as much as 20% less than surrounding counties
- 3<sup>rd</sup> lowest property tax rate among Northwest-Central Indiana's 12 counties, and well-below state's average *(Purdue University Extension Office, 2016)*
- Diverse financial resources
  - State tax credits
  - Grant funding
  - Tax-increment financing (TIF)
  - Flexible incentive plans



## WHY HHIP?

# Because Carroll County has Abundant New-Business Resources

- 6-county labor pool with 360k people—and counting
- #1 in the state for workforce grant applications & programs, including:
  - Advancing manufacturing scholarships
  - Ivy Tech Community College's Certified Production Technician (CPT) Program
  - Ready-to-Work training programs
  - — and more



## WHY HHIP?

# Because the Site Offers Plug-n-Play Infrastructure

- Site-ready amenities include:
  - Electric
  - Gas
  - Fiber optics
  - Water/sewer
  - Detention pond
  - Curbs/gutters

—which means...



## WHY HHIP?

### Because the Site Offers Plug-n-Play Infrastructure

- Lower construction costs
- Zero impact fees with minimal permitting
- Earlier business launch





## WHY HHIP?

# Because the Site Offers Great Logistics Access

Only 1 day away, by ground,  
from 75% of the U.S. population

- 15 minutes to Interstate 65
- 20 miles to Purdue airport
- 78 miles to Indianapolis
- 90 miles to Ft. Wayne
- 124 miles to Chicago
- 185 miles to Louisville





## WHY HHIP?

# Because Our Community Has the Most Business-Passionate People

Here, “business-friendly” isn’t just talk. Let our record show we:

- Honor tax-abatement requests
- Welcome discussions about new incentive ideas
- Clear whatever hurdles we can to close the deal



## WHY HOOSIER HEARTLAND INDUSTRIAL PARK?

Because no other Midwest site offers more to maximize your business success potential. Period.

Let's get down to business.



HOOSIER HEARTLAND  
Industrial Park

Shovel Ready. ROI Rich.

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