

Maximize Your Business Success Potential

in the Hoosier Heartland Industrial Park



HOOSIER HEARTLAND
Industrial Park

Your search for the most promising business-launch site in the Midwest doesn't stop in Indiana—the region's undisputed #1 state for business. You have so much more to gain by sharpening your focus on Carroll County and its premier industrial park.



Your prime site in Indiana, the Midwest's #1 state for business

according to numerous economic authorities including:

Forbes

(2015)



(2015)

Chief Executive

(2016)

Choose the Hoosier Heartland Industrial Park and Take Advantage of:

1. Low Initial Investment Costs

Decrease your overall costs and simplify the construction of your business. Plug directly into a development-ready site located on land with one of the lowest property tax rates in Indiana.

- **Per-acre land values as much as 20% less than surrounding counties**
- **3rd lowest property tax rate among Northwest-Central Indiana's 12 counties, and well-below state's average** (Purdue University Extension Office, 2016)
- **Site-ready amenities that promise you:**
 - Lower construction costs
 - Zero impact fees
 - Earlier business launch

All on site and ready to go:

- Electric
- Gas
- Fiber optics
- Water/sewer
- Detention pond
- Curbs/gutters



2. Diverse Financial Start-Up Resources

Unlike many other communities that only put forward fixed incentive packages, Carroll County's economic development team wants to know your challenges and is eager to negotiate whatever it takes to close the deal.

- State tax credits
- Grant funding
- Tax-increment (TIF) financing
- Flexible incentive plans

3. Outstanding Workforce Commitment

Rely on Carroll County's focused dedication to developing a trained workforce that's within reach.

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

4. Easy Logistics Access

Station your business conveniently alongside the new Hoosier Heartland Expressway, and gain direct access to multiple rapid transit options.

- **Conveniently situated between two major cities—Indianapolis and Chicago.**
- **Only 1 day away, by ground, from 75% of the U.S. population**
 - 15 minutes to Interstate 65
 - 78 miles to Indianapolis
 - 90 miles to Ft. Wayne
 - 124 miles to Chicago
- **Indiana's maritime ports rank 6th in waterborne shipping**
 - Only statewide port system with direct waterway access to 2 U.S. coasts



Talk About Community.

Off site, the Hoosier Heartland community promises family lifestyle like no other. Carroll County instantly welcomes you with:

- A low cost of living
- Remarkable schools
- Outdoor attractions
- Superb festivals



Carroll County
INDIANA

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Let's Get Down to Business