



**NATIONAL
SECURITY
INDUSTRIAL
HUB
CRANE**

A premier build-to-suit industrial and manufacturing site along I-69 South at the doorstep of Naval Surface Warfare Center - Crane

ENABLES ITS RESIDENT COMPANIES TO DRIVE INNOVATION

The National Security Industrial Hub - Crane is a strategic industrial park offering build-to-suit opportunities for defense, aerospace, and light manufacturing companies. Located just 10 minutes north of the Naval Surface Warfare Center Crane, the campus benefits from its proximity to this major military installation, which is the ***third-largest naval installation in the world***.

This proximity is crucial, enabling seamless collaboration between private industry and defense sectors, fostering innovation, and supporting national security initiatives. The Naval Surface Warfare Center provides comprehensive support for complex military systems spanning design, development and deployment.

The National Security Industrial Hub - Crane allows tenants to design facilities tailored to their specific production needs, particularly in mission-critical manufacturing for aerospace, munitions, and energetics industries.



1,141 ACRES

Multiple opportunities available



BUILD-TO-SUIT

Design the ideal building that suits your company's needs



LOCATED OFF I-69 SOUTH

Recently completed Interstate 69 reaches from Michigan, through Indiana, to Kentucky



TARGETED TENANTS

Site layouts for mission critical companies, aerospace and munitions industries and light manufacturing

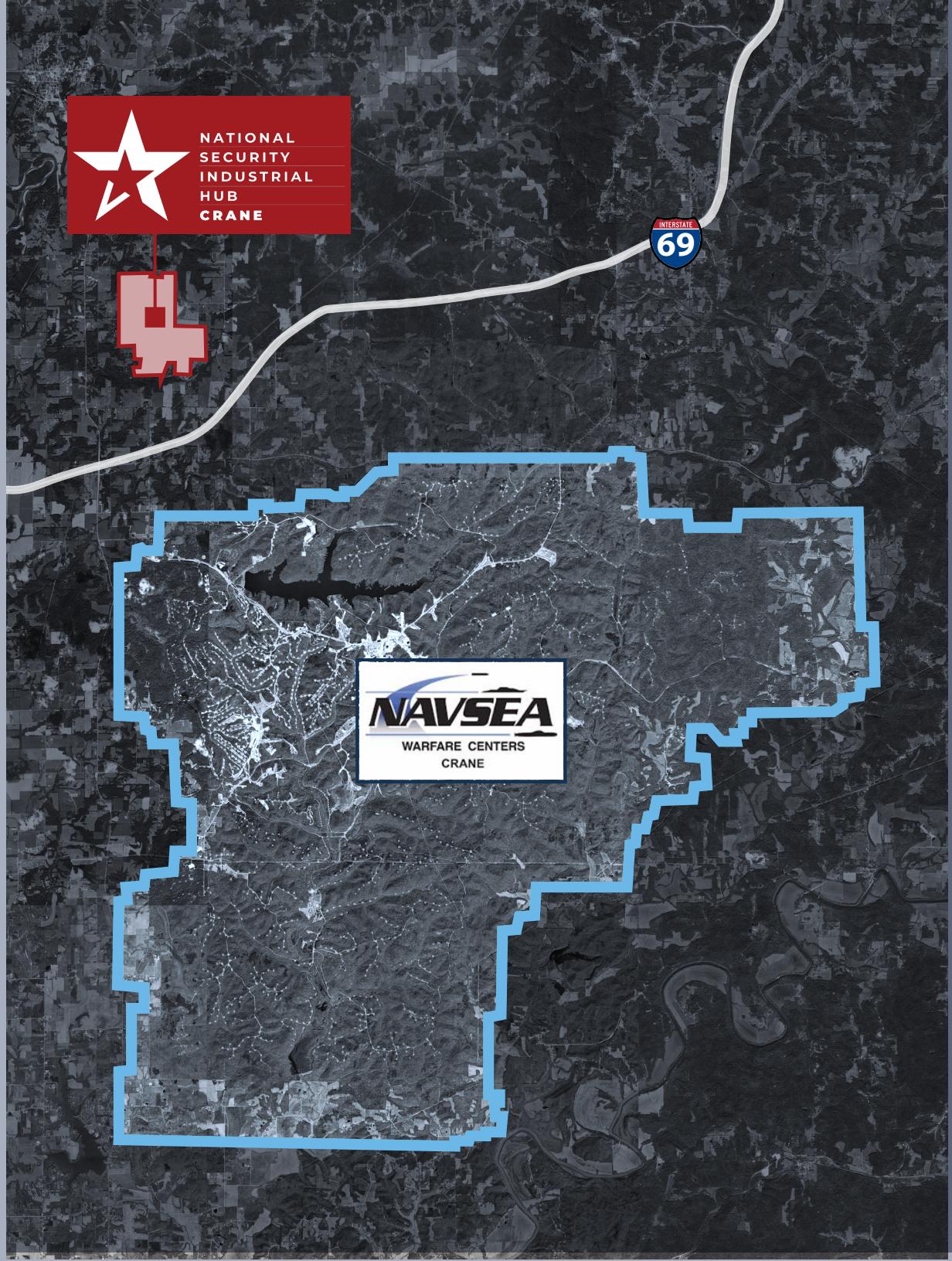
AT THE GATEWAY TO NAVAL SURFACE WARFARE CENTER

The Naval Surface Warfare Center, Crane Division (NSWC Crane), located in Crane, Indiana, is a shore command of the U.S. Navy. It operates under the Naval Sea Systems Command, which is headquartered in Washington, D.C.

The mission of NSWC Crane is to deliver innovative solutions and ensure the readiness of the nation and its warfighters through the application of advanced technical capabilities. The center focuses on advancing all-domain systems across key mission areas, including Electromagnetic Warfare, Expeditionary Warfare, and Strategic Missions. NSWC Crane is committed to conducting research, development, testing, evaluation, acquisition, and in-service engineering throughout the defense lifecycle. Additionally, it fulfills other responsibilities as assigned by the Commander, Naval Surface Warfare Center, to address evolving defense requirements.

The focus of NSWC Crane is Harnessing the Power of Technology for the Warfighter. It specializes in total lifecycle support in three focus areas:

1. Expeditionary Warfare
2. Strategic Missions
3. Electromagnetic Warfare



MARKET OVERVIEW

BLOOMFIELD, INDIANA:

NSWC Crane:

- Third largest naval installation in the world
- 110 square miles
- Plays a pivotal role in national defense
- Center for cutting-edge research and technology development

Project Development Site:

- Synergies with Naval Surface Warfare Center and nearby corporate neighbor's resources and facilities
- Presents significant opportunities for partnerships and expansion in the defense sector
- Largest industrial and manufacturing site in the market with the greatest opportunity for build-to-suit

Population centers

- Bloomington: 80,000
- Indianapolis: 1,903,000
- Louisville: 623,000
- Chicago: 2,638,159

DRIVE TIMES

10 MINUTES

Naval Surface Warfare Center

1 HOUR 25 MINUTES

Indianapolis

1 HOUR 20 MINUTES

Indianapolis International Airport/
FedEx Hub

40 MINUTES

Bloomington

2 HOURS

Louisville

2 HOURS 30 MINUTES

Louisville UPS Worldport



BLOOMINGTON



INDIANA UNIVERSITY
BLOOMINGTON

2024 Enrollment: 48,424

2022 US News & World
Report Rankings:

- #7 Analytical Chemistry
- #8 Nuclear Physics



BLOOMFIELD



SAIC®

CACI
EVER VIGILANT

PRECISE
SYSTEMS



WESTGATE
amentum>
OBIC

SAIC®



BEDFORD



INDIANA: THE CROSSROADS OF AMERICA



RANKED 1ST

Indiana is ranked #1 in the U.S. for infrastructure (CNBC Top States for Business)

1.5B

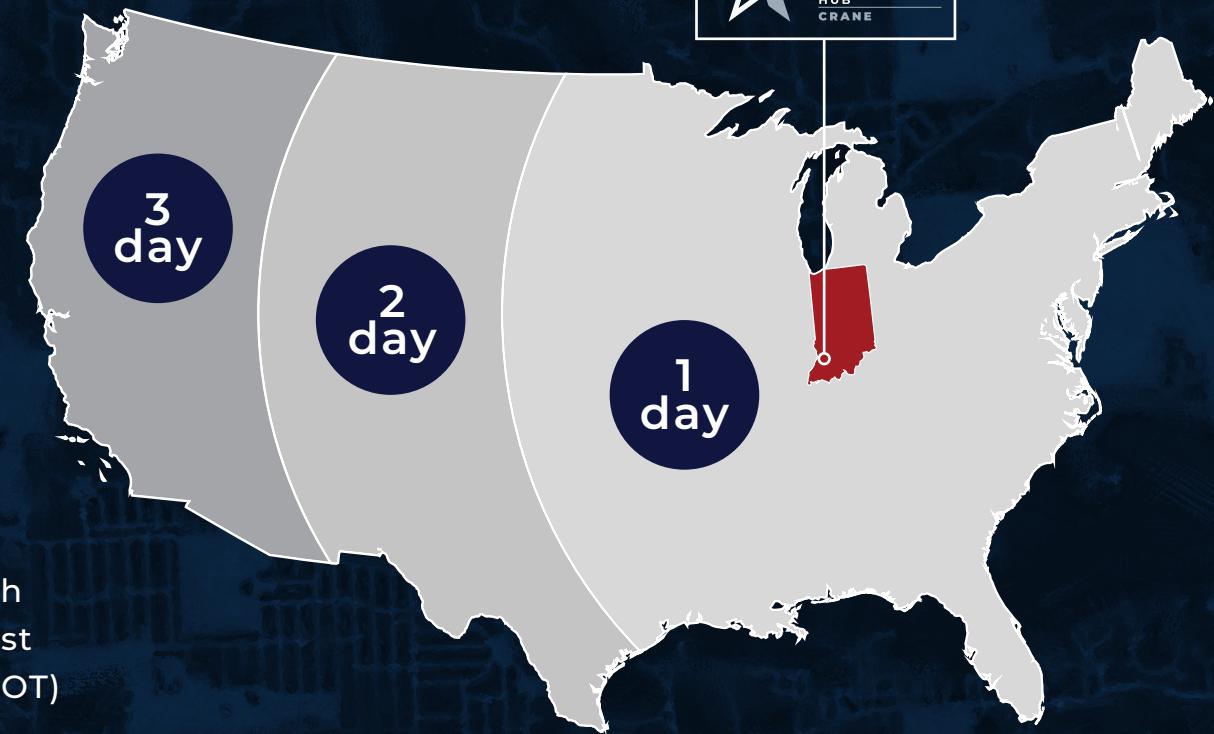
1.5 billion tons of freight travel through Indiana yearly, making it the 5th busiest state for commercial freight traffic (INDOT)

2ND

Indianapolis FedEx hub is the 2nd largest nationally

#5

Indiana is ranked fifth in the U.S. for cost of doing business (CNBC Top States for Business)



STRATEGIC REACH

Within one day's drive to more than 50% of the populations of U.S. and Canada



Home to more pass-through highways than any other state

BUILD THE FUTURE WITH STRATEGIC CORPORATE NEIGHBORS

Engage with a groundbreaking, top-tier innovation network by capitalizing on the extensive expertise and capabilities of National Security Industrial Hub – Crane’s neighbors. This network includes NSWC Crane, over 60 companies, and Indiana University’s premier research, development, and educational institutions.

By collaborating with strategic corporate neighbors, industrial entities can drive advancements, optimize processes, and gain access to cutting-edge technologies. This synergy fosters a dynamic environment for innovation while contributing to industrial growth and global competitiveness. Such partnerships enable industries to tap into a network of expertise, share resources, and develop joint initiatives that lead to more sustainable and efficient industrial practices.

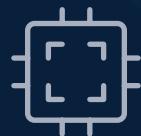
Our neighboring businesses specialize in the following industries:



Defense



Tech



Artificial
Intelligence



Digital
Engineering



National
Security



Cyber
Security



Advanced Cell
Fabrication and
Materials
Development



Energy Storage
Systems

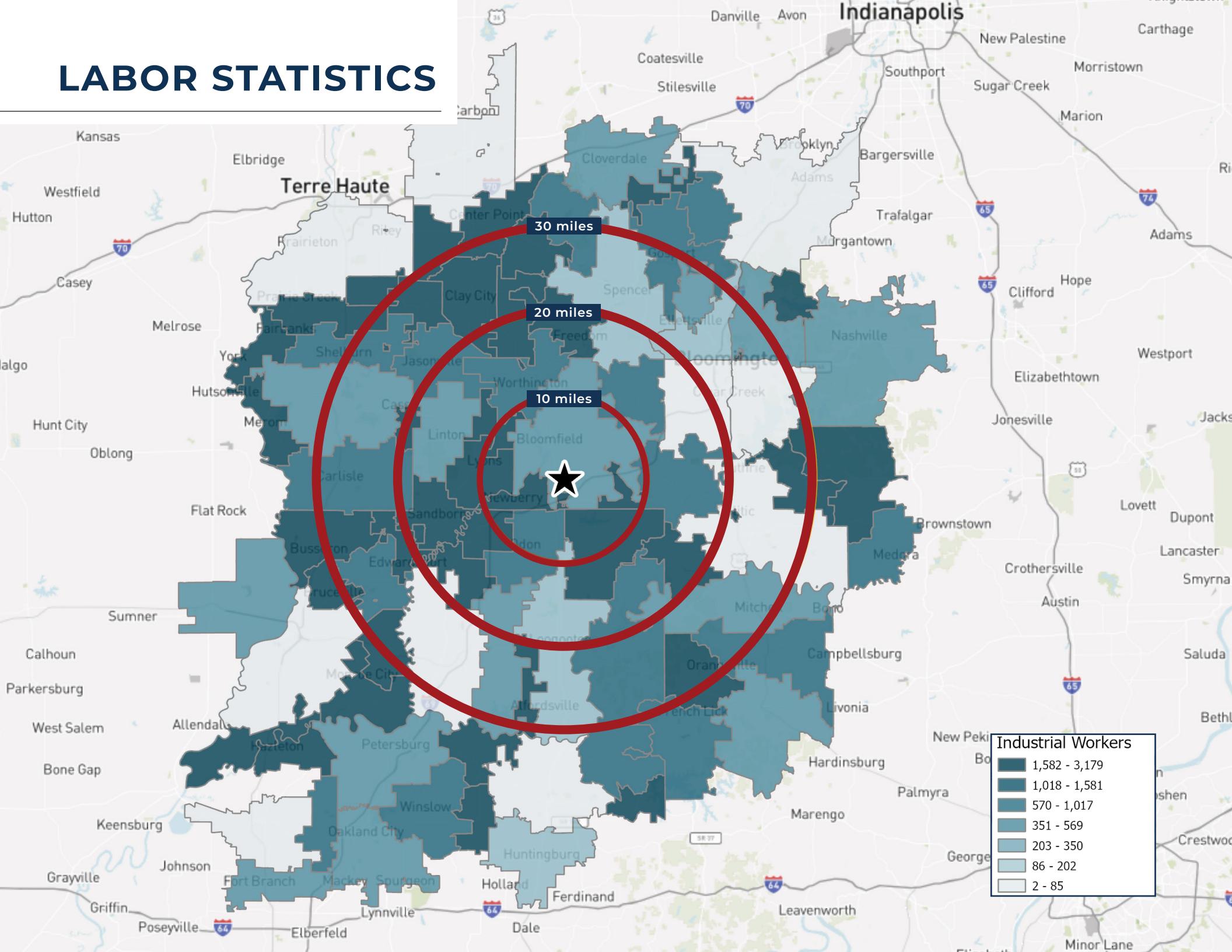


Medical
Devices



BioPharma

LABOR STATISTICS



DEMOGRAPHICS

INDUSTRIES:



161,784

Blue collar workers within
60 miles

POPULATION:



295,201

Total population within
30 miles



146,951

Population 16+ in labor force
within 30 miles

EDUCATION:



47.6%

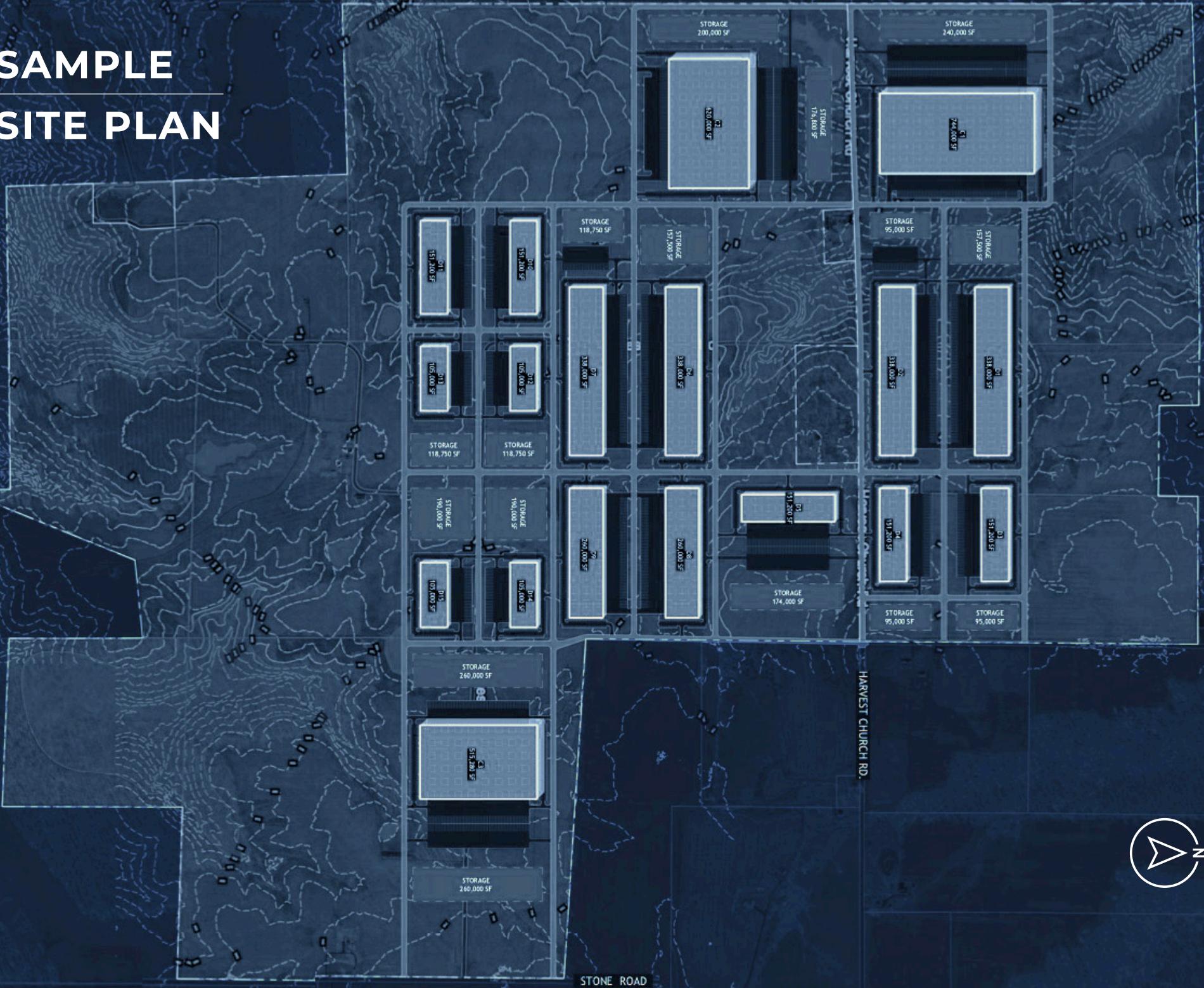
High school diploma/GED
within 30 miles



18.0%

Bachelor's degree
within 30 miles

SAMPLE SITE PLAN





UTILITIES

ELECTRICITY:

Utilities District of
Western Indiana REMC
345kV line intersects the property

WATER:

Eastern Heights Utilities

NATURAL GAS:

Midwest Natural Gas

BROADBAND/ TELECOMMUNICATIONS:

Smithville Communications

WASTE WATER:

Proposed to tie into existing 8 inch
sanitary sewer 5 miles from site or
construct an on-site waste water
treatment facility.



Scan to
view website
nsicampus.com

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