

An aerial photograph of an industrial park with several large, modern warehouse-style buildings. A large, white, five-pointed star is superimposed over the center of the image, with its points extending towards the corners. The text "NATIONAL SECURITY INDUSTRIAL HUB CRANE" is written in white, bold, sans-serif capital letters to the right of the star.

# 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



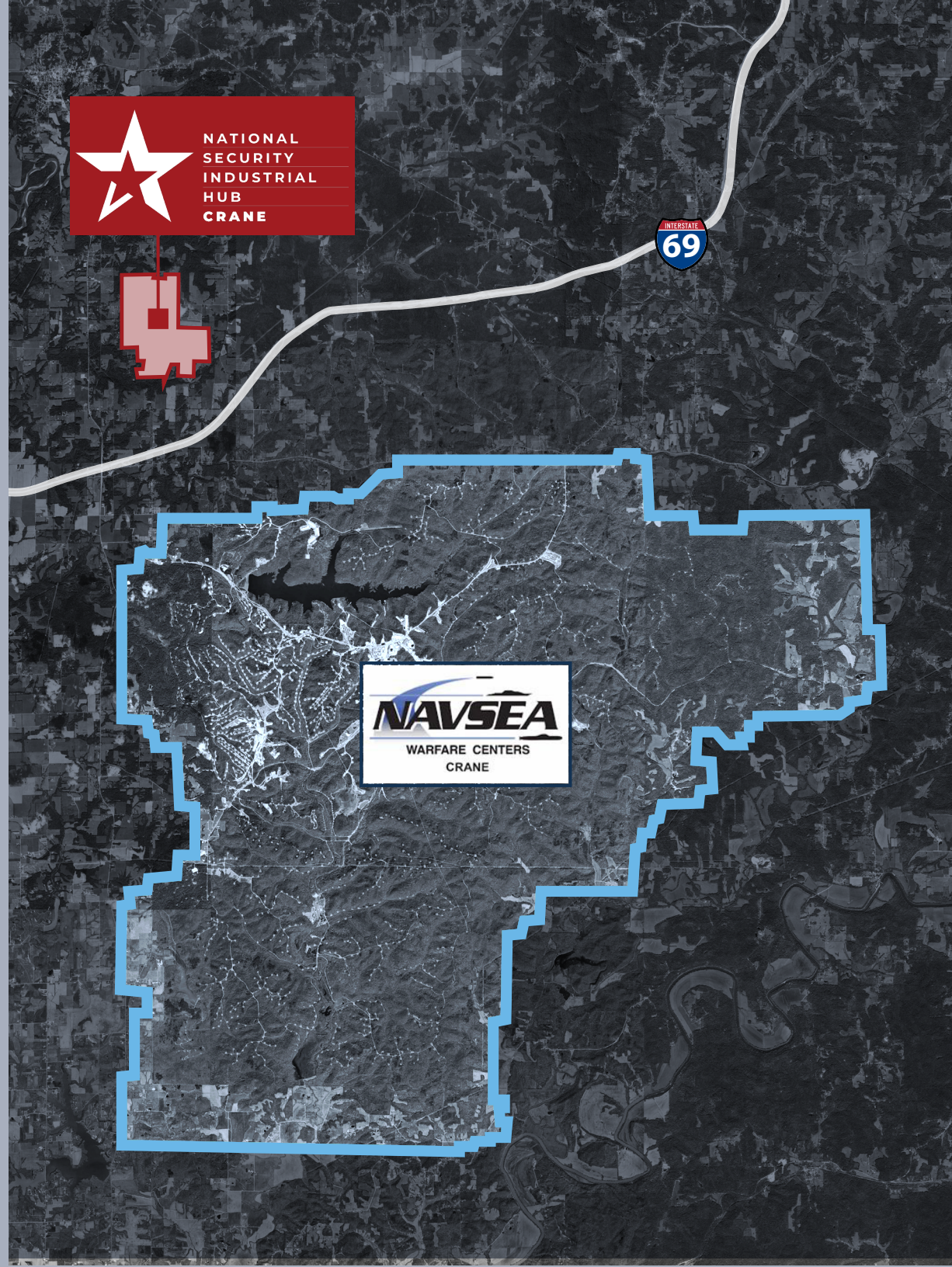
# AT THE GATEWAY TO NAVAL SURFACE WARFARE CENTER

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



 **General Electric**  
**COOK®**  
**Baxter**


BLOOMINGTON

  
**INDIANA UNIVERSITY**  
BLOOMINGTON  
2024 Enrollment : 48,424  
  
2022 US News & World  
Report Rankings:  
#7 Analytical Chemistry  
#8 Nuclear Physics

  
**NATIONAL  
SECURITY  
INDUSTRIAL  
HUB  
CRANE**

BLOOMFIELD

**SAIC®**  
**CACI**  
EVER VIGILANT  
  
  
**PRECISE  
SYSTEMS**  
  
  
**WESTGATE**  
**amentum** >  
**OBIC**

  
**NAVSEA**  
WARFARE CENTERS  
CRANE

**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

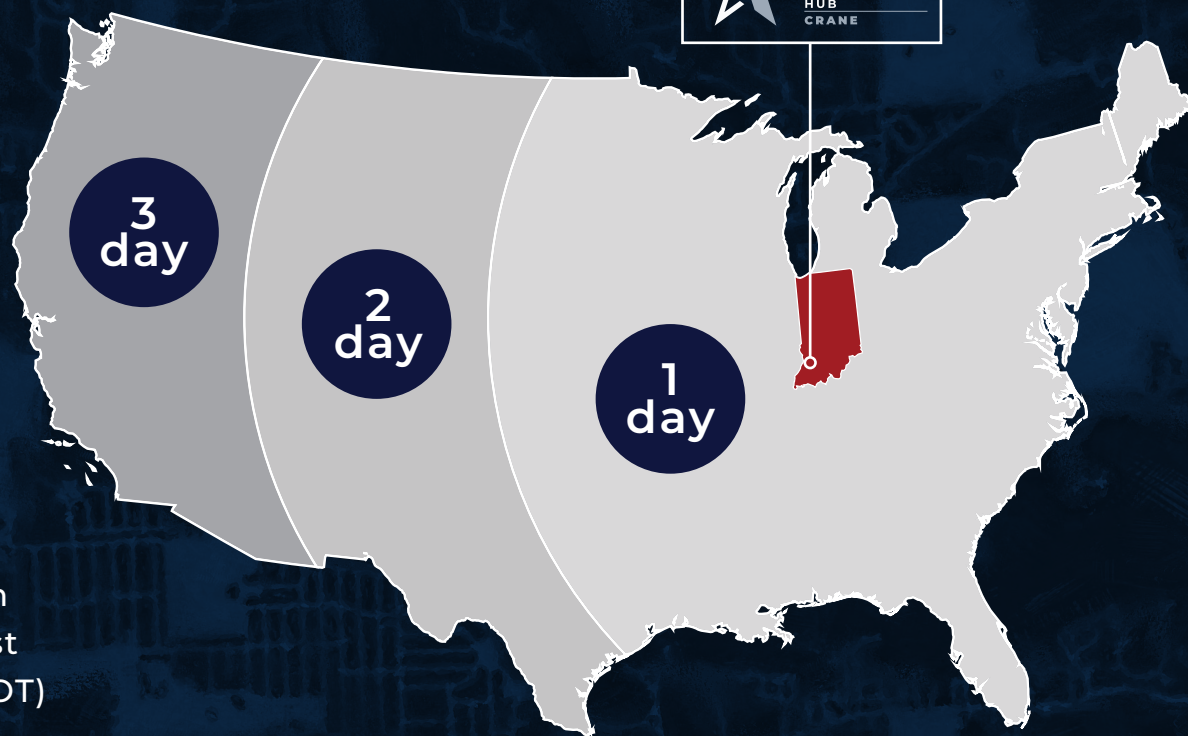
1.5 billion tons of freight travel through  
Indiana yearly, making it the 5th busiest  
state for commercial freight traffic (INDOT)

## 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.

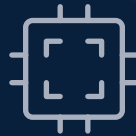
Our neighboring businesses specialize in the following industries:



Defense



Tech



Artificial  
Intelligence



Digital  
Engineering



National  
Security



Cyber  
Security



Advanced Cell  
Fabrication and  
Materials  
Development



Energy Storage  
Systems



Medical  
Devices



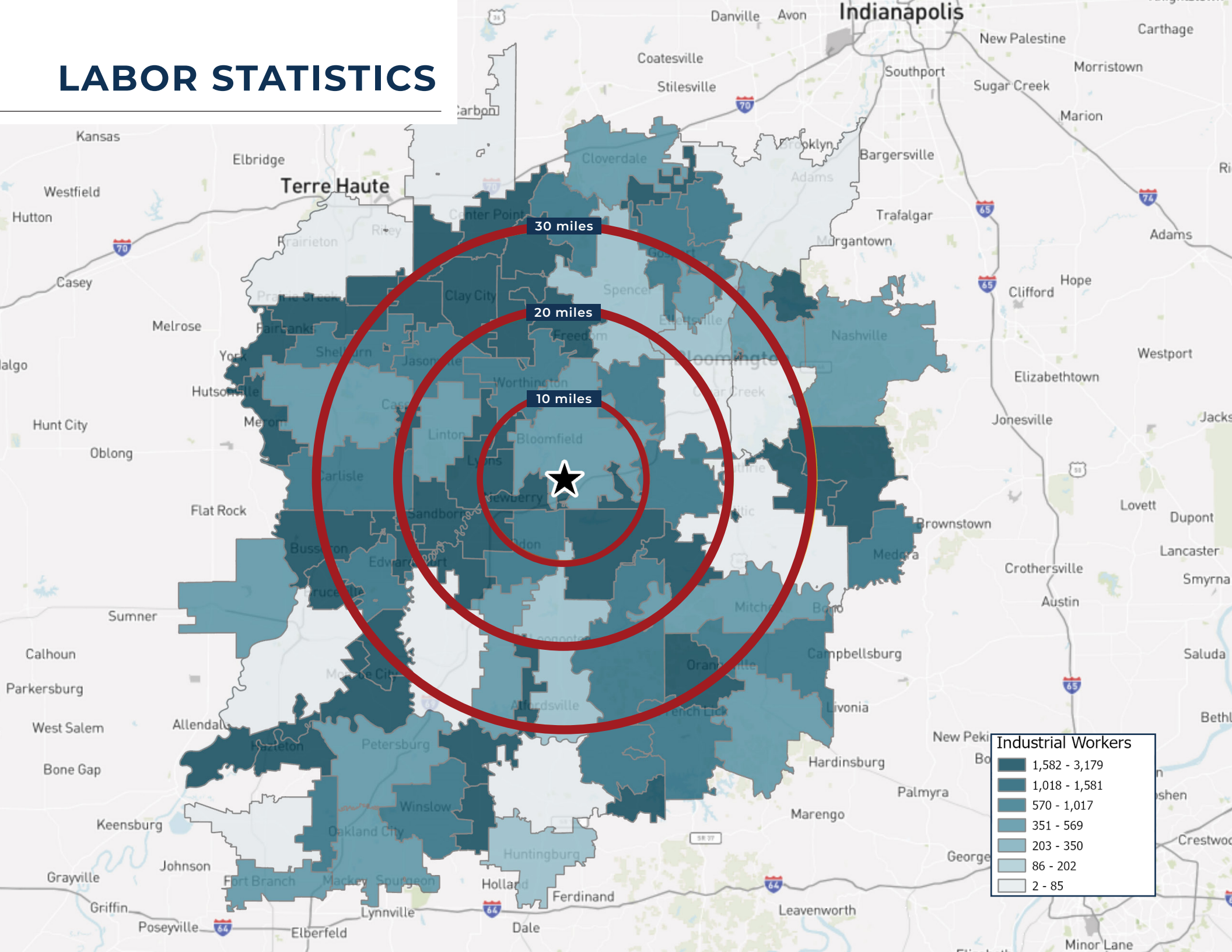
BioPharma

# LABOR STATISTICS

The map displays the number of industrial workers in each Indiana county, with a focus on the area around Terre Haute. The data is categorized into seven ranges, represented by different shades of blue. The legend indicates the following ranges:

- 1,582 - 3,179 (darkest blue)
- 1,018 - 1,581 (dark blue)
- 570 - 1,017 (medium-dark blue)
- 351 - 569 (medium blue)
- 203 - 350 (light blue)
- 86 - 202 (very light blue)
- 2 - 85 (lightest blue)

Concentric red circles are drawn around Terre Haute, marking distances of 10, 20, and 30 miles. A black star marks the center of the map at Terre Haute. Major highways (Interstates 65, 70, 74, 64, 66, 40, 46, 48, 49, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100) and other roads are shown. County names are labeled throughout the state.





# DEMOGRAPHICS

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## 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.





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