

Adams Rail Industrial Park – 63 ± AC Shovel-Ready Site

Directly Adjacent to **HONDA** Greensburg



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[4204 W. Co Rd 300 N, Greensburg, IN 47240](#)



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Site Facts

► Site Address **4204 W. Co Rd 300 N, Greensburg, IN 47240**

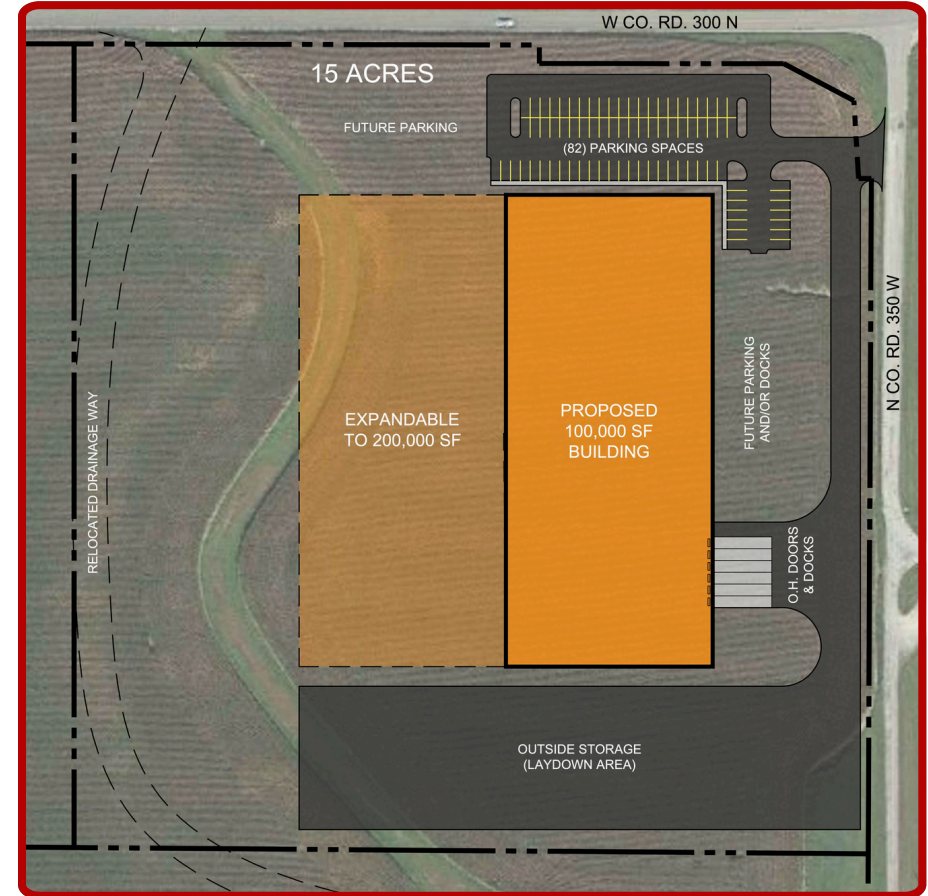
- **Site Zoning:** B-3 Commercial: ±15.19 Acres, I-1 Industrial: ±48.64 Acres
- **Total Parcel Size:** ±63.83 Acres
- **Minimum Divisible Acreage:** ±15.00 Acres
- **Pricing:** Contact Broker for Pricing and Availability

► Certification & Documentation

- **Indiana Site Certified Gold** Status
- **ALTA Survey** (Completed August 2007)
- **Phase I Environmental Site Assessment** (Completed February 2007)

► Utilities On-site

- ⚡ **Electricity:** Decatur County REMC, Dual-feed, 3-phase, 14MW Substation
- 🔥 **Natural Gas:** CenterPoint Energy, 16-inch line on-site
- 💧 **Water:** Decatur County Rural Water, 16-inch line on-site
- 🚰 **Sewer:** Greensburg Municipal Wastewater, Main extension planned
- 📶 **Telecom/Fiber Internet:** Great Plains / Intelligent Fiber Network (IFN)



Proposed Shell Building on 15 Acres
Project Accord



Transportation, Logistics & Connectivity

► **Site Address** 4204 W. Co Rd 300 N, Greensburg, IN 47240

► Road Access

 **Interstate 74: 2 miles**

 **US Highway 421: 1 mile**

 **State Highways 3 & 46: Within 3 miles**

► Rail Connectivity

 **Central Railroad Company of Indiana (on-site)**

 **Direct Interchange with Class I Railroads: CSX Transportation, Norfolk Southern, Canadian National**

► Air Access

 **Greensburg Decatur County Airport** (Regional Airport): **4 miles** (Runway 3,500 ft x 40 ft)

 **Indianapolis International Airport: 57 miles**

► Waterway Access:

 **Port of Cincinnati (Ohio River): 80 miles**



Workforce & Regional Economic Data

► Population & Labor Market

 **Population (45-minute radius): 752,203**

 **Workforce (45-minute radius): 384,573**

 **Average Household Income (45-minute radius): \$74,186**

► Educational Attainment & Skill Levels

 **Significant regional skilled labor availability, particularly in manufacturing and logistics**

► Key Regional Employers

 **Honda Manufacturing of Indiana (3,000 employees)**

 **Valeo (955 employees)**

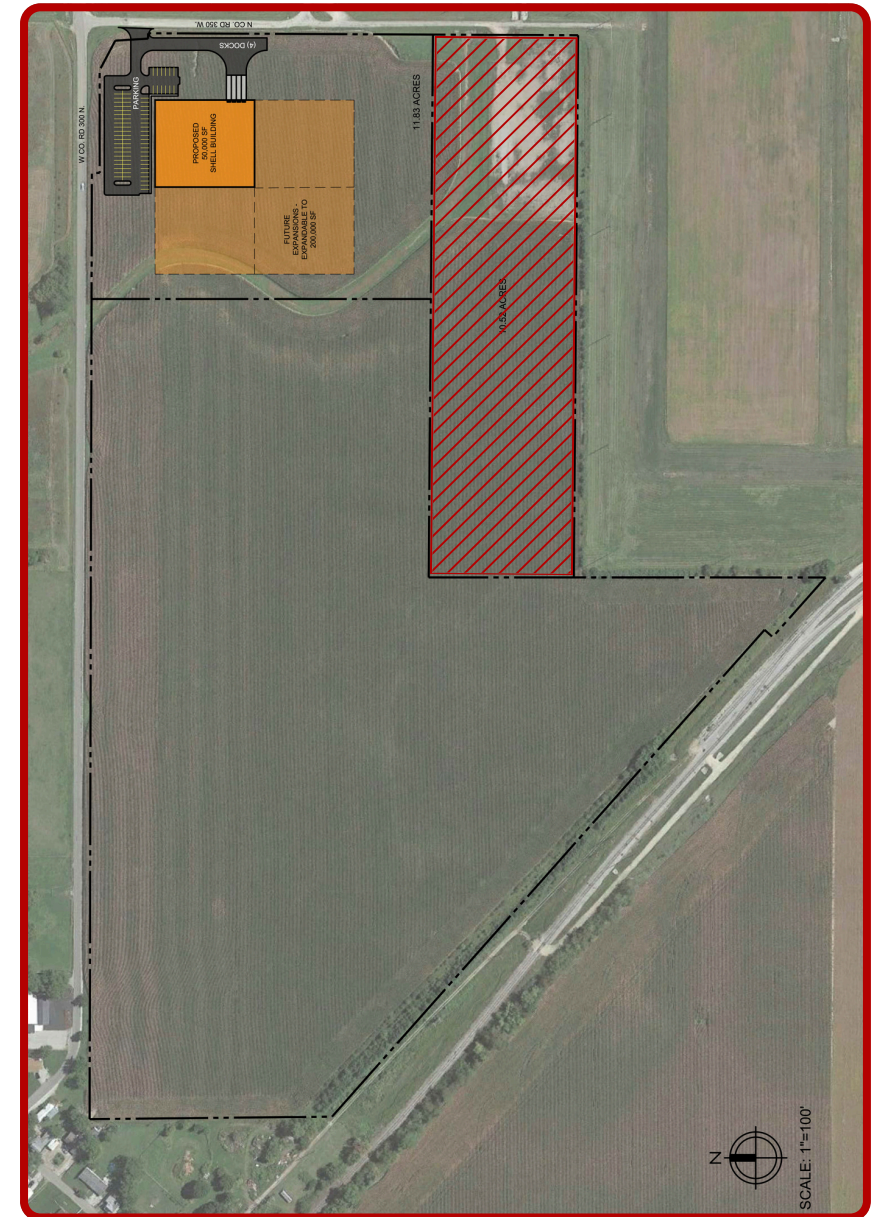
 **Gecom (770 employees)**

 **Delta Faucet, Walmart, Hitachi, Decatur County Memorial Hospital**

► Manufacturing Wage Rates




 **Average Annual Wage: \$42,530**

 **Average Hourly Wage: \$20.45**



Financial Incentives & Developer Benefits

► State-Level Incentives

-  **Hoosier Business Investment Tax Credit** (up to 30% of qualified investment)
-  **EDGE Payroll Tax Credit** (up to 3.09% annually on new payroll, up to 10 years)
-  **Skills Enhancement Fund (SEF) & TECH Grants** for workforce training and technology upgrades

► Local Incentives

-  **Tax Increment Financing (TIF)** available through Decatur County Redevelopment Commission
-  **Property Tax Abatements** (Real & Personal Property, up to 10 years)
- FTZ Designated Foreign Trade Zone**
-  **INZone Certified Redevelopment Area**

► Next Steps to Acquisition

- 1. Non-Disclosure Agreement (NDA) execution**
- 2. Schedule guided site tours and meetings with local economic officials**
- 3. Submission and negotiation of Letter of Intent (LOI)**



LET'S CONNECT

HERE'S HOW WE HELP YOU SUCCEED



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