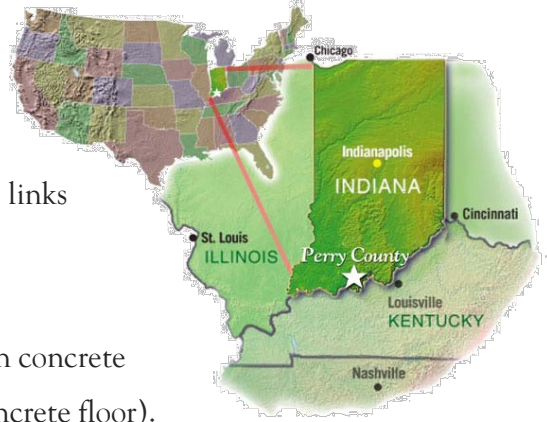


## Tell City Industrial Park's Multiple Building Site

This Multiple-Building, 20-acre site is located in the Tell City Industrial Park which has direct access to Indiana State Highway 545 and is just 20 miles from Interstate 64. It abuts the Hoosier Southern Railroad which links the industrial park to the Perry County River Port and the Ohio River.



The site's features include a 6,000 sq. ft. pole barn (18-foot ceilings / 6-inch concrete floor) with an attached 4,000 sq. ft. pole barn (20-foot ceilings / 6-inch concrete floor).

Also on site are three out-buildings: two 4,000 sq. ft buildings and one 6,000 sq. ft. building. Each has a 20-foot ceiling and a rock floor.



<b>Building</b>	10,000 sq. ft. (concrete floor)
<b>Out-Buildings</b>	Total 14,000 sq. ft.
<b>Size</b>	20 Acres
<b>Location</b>	Along Indiana Highway 545, three miles northwest of Tell City on the outskirts of Troy; 20 miles from Interstate 64
<b>Utilities</b>	Fully serviced by all utilities
<b>Water</b>	Yes
<b>Sewer</b>	8" pressurized line
<b>Electricity</b>	69 Kv
<b>Gas</b>	6" pressurized Line
<b>Communications</b>	High speed Internet available
<b>Zoning</b>	Light Industrial
<b>Air Quality</b>	Excellent
<b>Rail</b>	Hoosier Southern Railroad runs adjacent to the site
<b>Former Tenant</b>	Bebco Hardwoods, Inc.



## Perry County Indiana – General Information

### Location

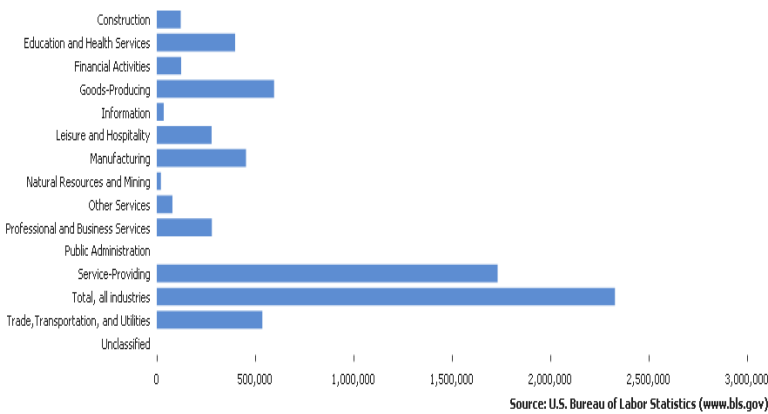
Located in southwest Indiana, Perry County is comprised of 381.4 square miles and is bordered on the south by the Ohio River and the State of Kentucky. Five cities with a metropolitan population of over one million are within three and one-half hours of Perry County.

### Workforce

Perry County has a regional workforce of nearly 60,000 workers. Approximately 1,300 workers commuted into Perry County in 2009. Average commute time is between 20 and 25 minutes.



US: Industry supersector employment, Private ownership, Sep 2010



### Cost of Business

Indiana is 10th in the Tax Foundation’s 2011 Business Tax Climate Index and remains the top state in the Midwest for business tax competitiveness.

### Going the Extra Mile

Perry County has a long history of innovative approaches to attract and retain business. From the purchase of a rail line to helping to develop workforce enhancement training programs, the people of Perry County are committed to doing “whatever it takes” to help its corporate citizens succeed and grow their businesses.

### Cost of Living

Cost of living indices are based on a US average of 100. According to the ACCRA formula, the Tell City, IN (county seat) cost of living is 71.95 which is nearly 30% below the national average.

### Overview 2008

Indicator	Value
Population (25 mile radius - 2010)	141,475
Average Annual Wage	\$34,348
Area Labor Force (Annual 10)	60,349
Area Employment (Annual 10)	54,731
Area Unemployment (Annual 10)	9.3%
Median Household Income	\$44,652
Median Housing Value	\$94,700
Median Gross Rent	\$341
Per Capita Income	\$28,891
Poverty Rate	12.0%
HS Graduation Rate	82.7%
Bachelor’s Degree of Higher	9.6%

Source: U.S. Census Bureau; American Community Survey, 2005-2009 5-Year Estimates; U.S. Bureau of Labor Statistics; Indiana Business Research Center; Indiana Department of Education; Indiana Family Social Services Administration; Applied Geographic Solutions – 2010; Indiana Department of Workforce Development; Workforce Kentucky



PERRY  
COUNTY  
INDIANA  
*unique by nature*

Phone: 812.547.8377 • Fax: 812.547.8378 • [www.pickperry.com](http://www.pickperry.com) • [chris@pickperry.com](mailto:chris@pickperry.com)



Free Standing Pole Barn 6,000 sq. ft. — 18' Ceilings, 6" Concrete Floor  
Attached 4,000 sq. ft. free standing Pole Barn — 20' Ceilings, 6" Concrete Floor



3-Out Buildings  
2—4,000 sq. ft. 20' ceilings, rock floor  
1—6,000 sq. ft., 20' ceiling, rock floor

#### Hoosier Southern Railroad— Siding

