

Venture Park 65

NEW CONSTRUCTION

**BUILD-TO-SUIT UP TO
2,000,000 SQUARE FEET**

ALL UTILITIES AND POWER READY TO SITE

CROWN POINT, INDIANA

10 YEAR TAX ABATEMENT



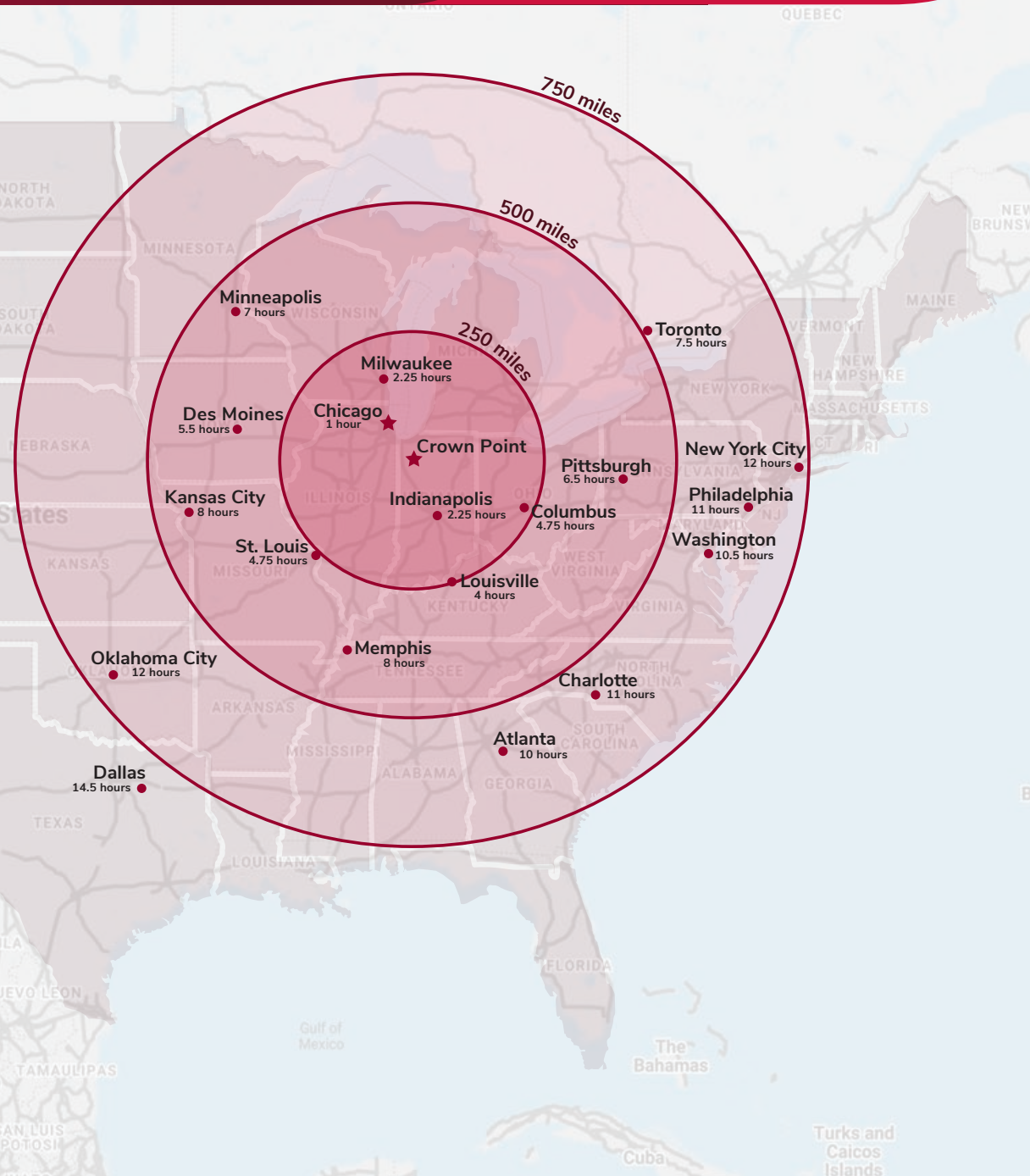
VenturePark65.com

LOCATION HIGHLIGHTS

Strategically positioned at a true crossroads – about 13 miles to the Indiana/Illinois border and just 45 miles from downtown Chicago, VenturePark 65 is easily accessible by clients, customers and an abundant workforce.

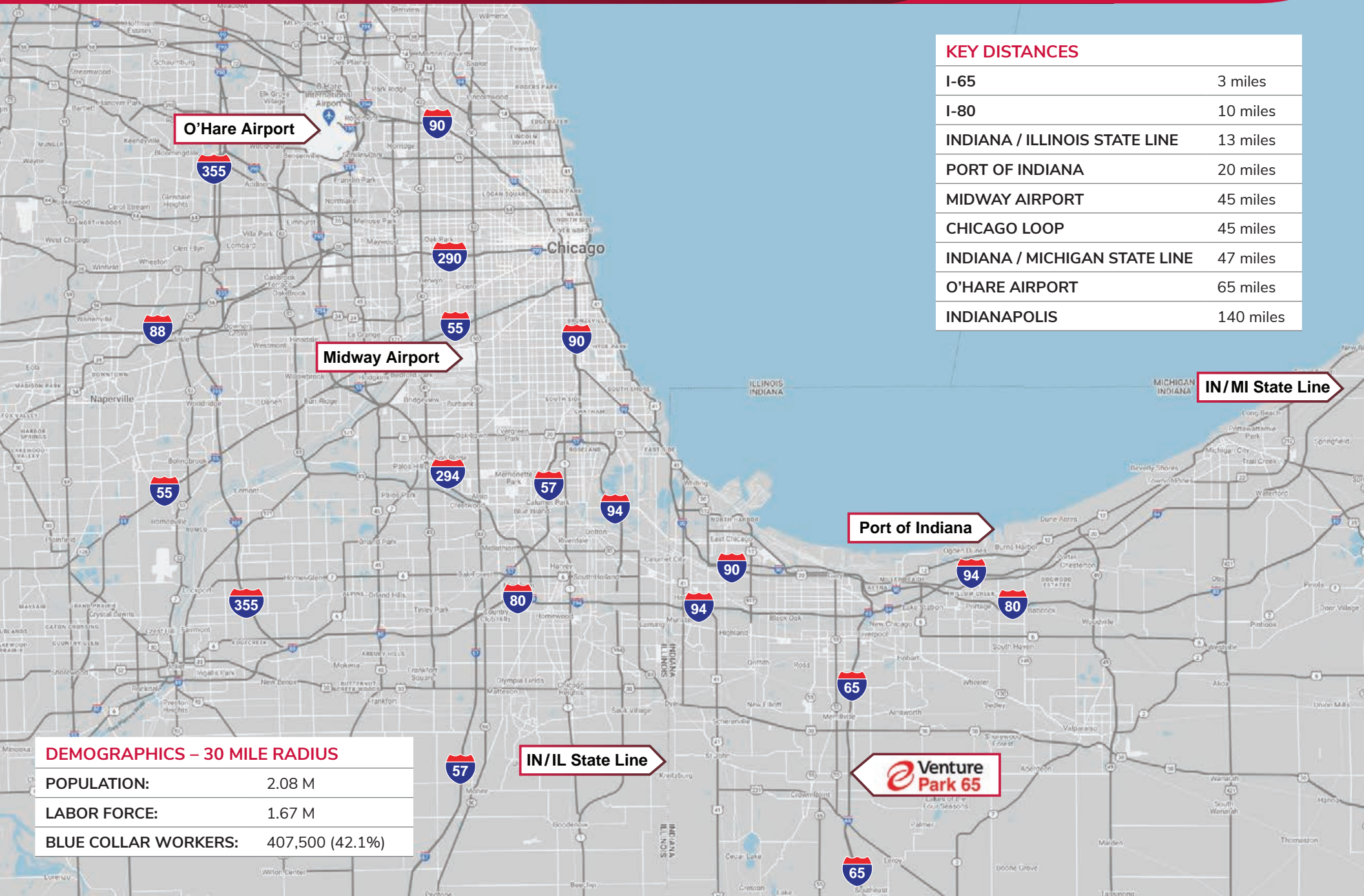
The park is surrounded by convenient support services, including: a convention center, hotels, child care facilities, shopping, restaurants, and financial institutions.

I-65 access is approximately 3 miles away via 4-way interchanges at 81st Avenue to the North and 109th Avenue to the South. Additional access at US-30. Other major interstates (I-80, I-90 and I-94) are within 10 miles and international airports are just 45 and 65 miles away.



Venture Park 65

Crown Point, IN



KEY DISTANCES	
I-65	3 miles
I-80	10 miles
INDIANA / ILLINOIS STATE LINE	13 miles
PORT OF INDIANA	20 miles
MIDWAY AIRPORT	45 miles
CHICAGO LOOP	45 miles
INDIANA / MICHIGAN STATE LINE	47 miles
O'HARE AIRPORT	65 miles
INDIANAPOLIS	140 miles

DEMOGRAPHICS – 30 MILE RADIUS	
POPULATION:	2.08 M
LABOR FORCE:	1.67 M
BLUE COLLAR WORKERS:	407,500 (42.1%)

Venture Park 65

Crown Point, IN

PROPOSED BTS SPECIFICATIONS

SITE SUMMARY

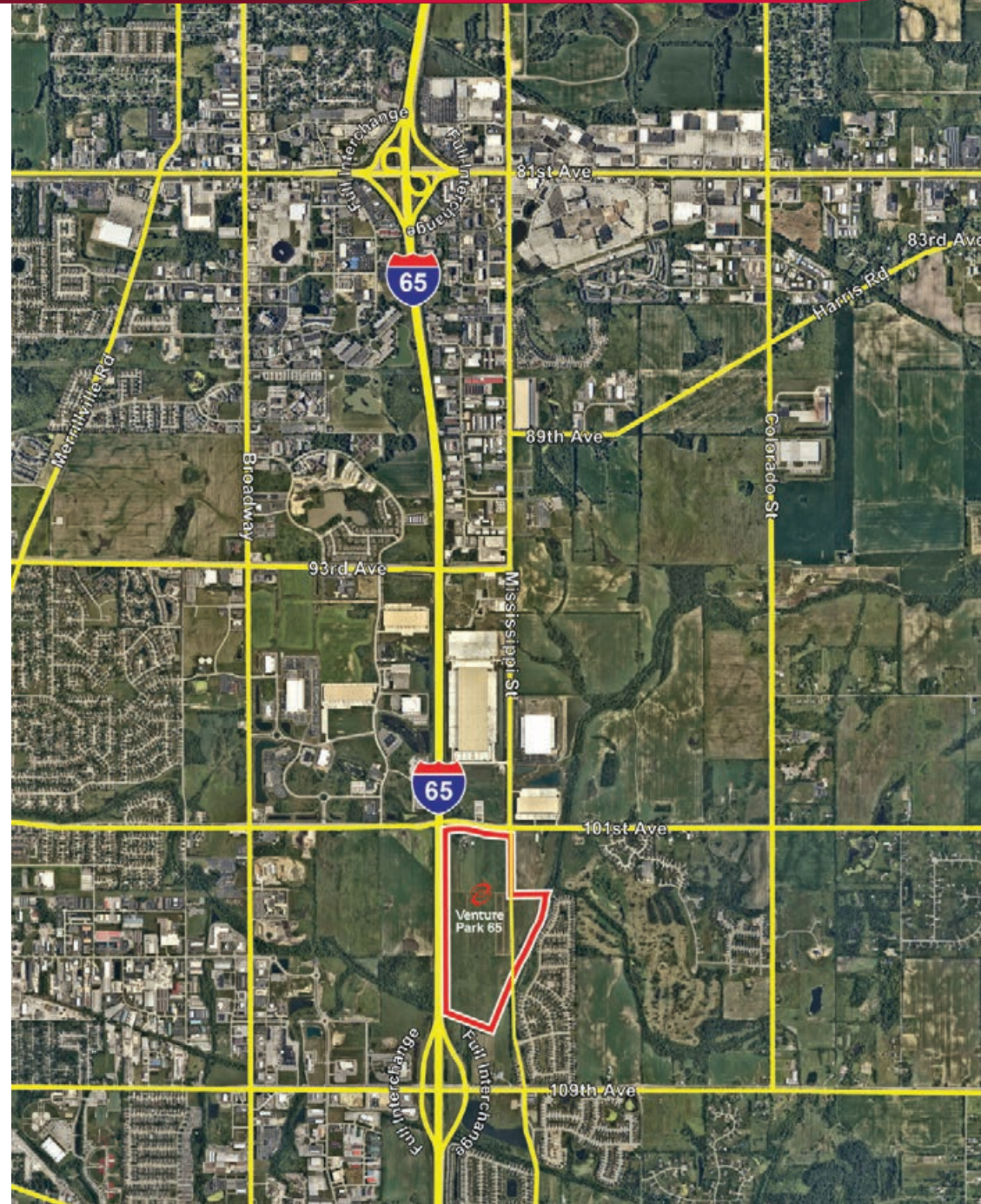
GROSS SITE AREA:	137.77 Acres
IMPROVEMENTS:	All utilities & power ready to the site
COMMENTS:	<ul style="list-style-type: none"> • 50% tax abatement for 10 years • Interstate access to I-65 via full interchanges at 81st Ave (3 miles) and 109th St (3.5 miles) • Pro-business state and city

SINGLE BUILDING PLAN

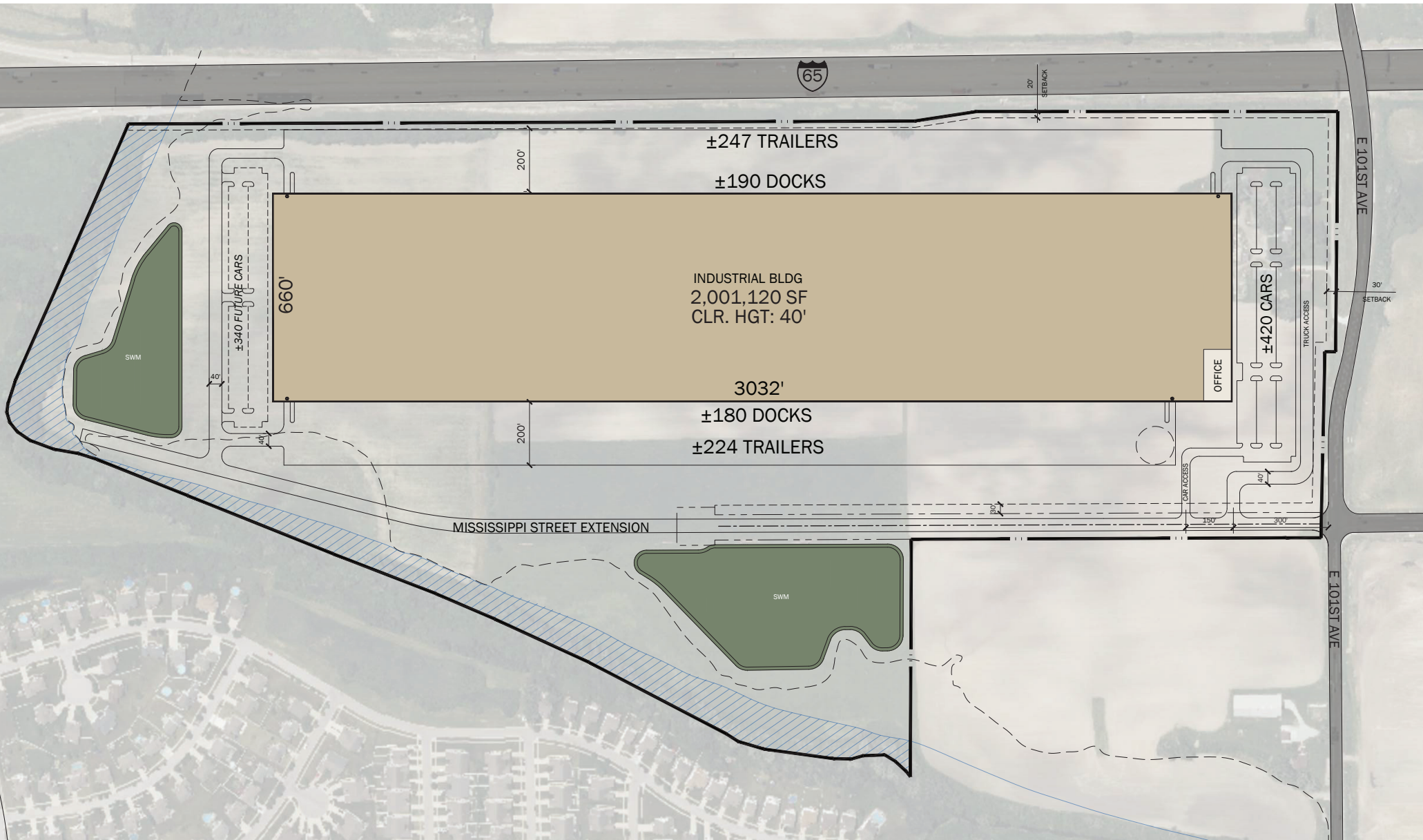
FOOTPRINT:	2,001,120 SF
DRIVE-IN DOORS:	4
DOCKS:	370
CAR PARKING:	420 Stalls
TRAILER PARKING:	471 Stalls
CLEAR HEIGHT:	40'

TWO-BUILDING PLAN

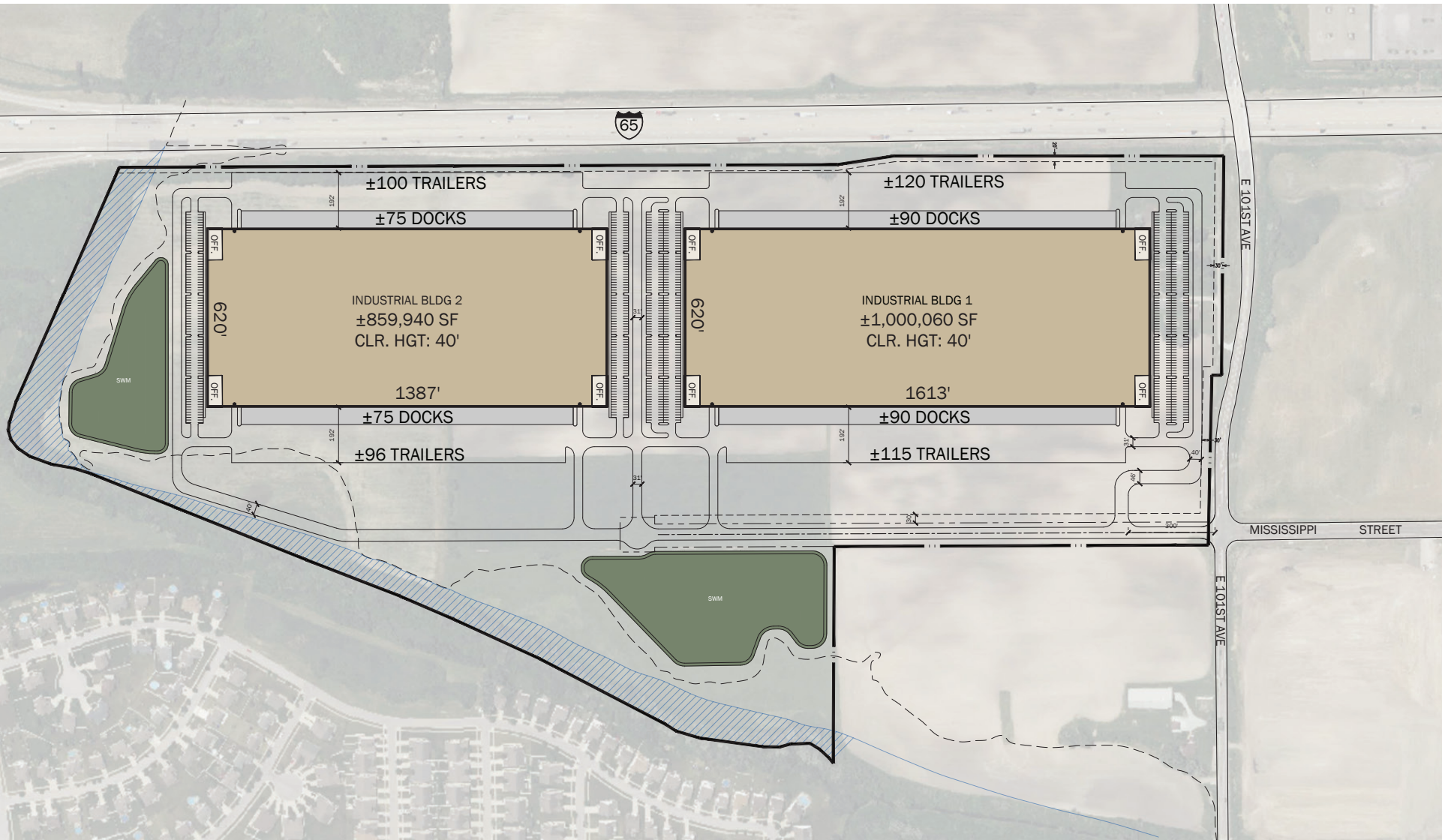
	BUILDING 1	BUILDING 2
FOOTPRINT:	1,000,060 SF	859,940 SF
DRIVE-IN DOORS:	4	4
DOCKS:	180	150
CAR PARKING:	610 Stalls	302 Stalls
TRAILER PARKING:	235 Stalls	196 Stalls
CLEAR HEIGHT:	40'	40'



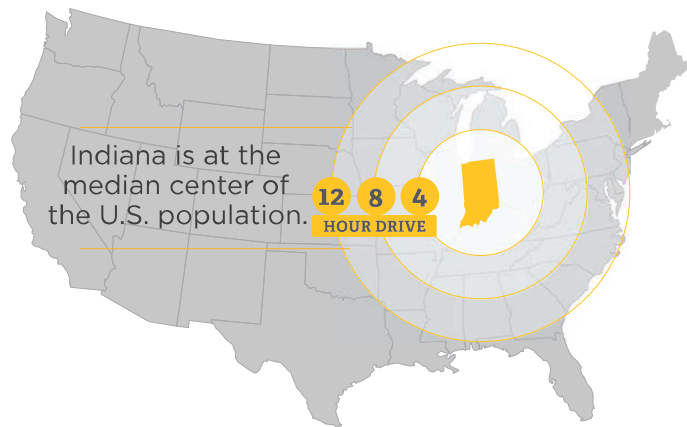
CONCEPTUAL SINGLE-BUILDING SITE PLAN



CONCEPTUAL TWO-BUILDING SITE PLAN



Indiana Advantage



- FASTER DELIVERY**
1st in shortest distance to median center of U.S. population
1st in pass-through interstates
- COMPETITIVE TAX CLIMATE**
4.9% Corporate Income Tax Rate
1-3% Capped Property Taxes
- RIGHT TO WORK**
Indiana is a right to work state with a business-friendly environment.

iedc.in.gov

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: **3.05%**

AAA Indiana Bond Rating

TRANSPORTATION INFRASTRUCTURE

Indiana is 1st in pass-through highways, and located at median center of the U.S. population, making shipping hassle-free — and makes Indiana a prime location to be the defining hub for the U.S. supply chain.

Proximity to World's 4th Busiest Airport (O'Hare)

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: **\$238**

INFRASTRUCTURE INVESTMENT

\$1.2 Billion per year allocated through 2024 for transportation infrastructure projects

\$1 Billion in new infrastructure investments to assure continued global connectivity



- 5 America's Top State for Business Infrastructure (CNBC, 2023)
- 2 Best Place to Start a Business (Forbes, 2024)
- 1 Property Tax Index Rank (Tax Foundation, 2022)
- 5 Cost of Doing Business (CNBC, 2023)
- 3 State Business Tax Climate Index Score (Cost of Living, CNBC, 2023)

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