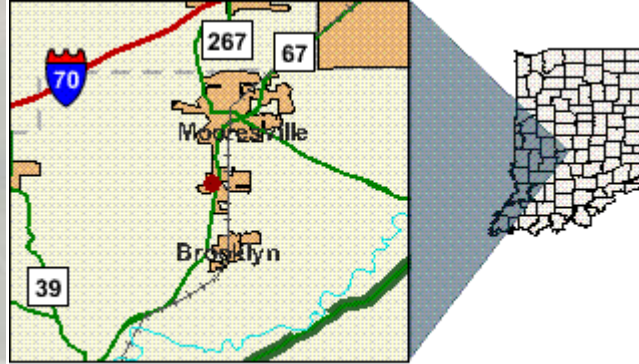




Elrod Building

1400 Hancel Parkway Mooresville, IN 46158



Location

Street Address	1400 Hancel Parkway
City	Mooresville
County	Morgan
Township	Brown
State	IN
Zip Code	46158
Type	Building

Site Details

Site

Total Acres Available	15.3
Within city/town limits	Yes
Located in Industrial Park	Yes
Platted Lot in Industrial Park	Yes
Name of Industrial Park	Flagstaff Business Park
Flood Plain	No

Building

Total Building Square Feet	148,280
Square Feet of Office Space	12,400
Square Feet of Manufacturing Space	135,880
Basic Building Dimensions (Feet)	480 x 272
Building Type	Industrial
Building Environment	Industrial Park
Floor to Ceiling Height Minimum (Feet)	24
Floor to Ceiling Height Maximum (Feet)	26
Floor Thickness (Inches)	6 in.
Floor Reinforcing	Yes
Building Construction Material	Steel and Concrete
Year Built	1999
Column Spacing/Bay Size	40 x 40
Dock Doors without Levelers	2
Drive In Doors	16
Sprinkler System	Yes
Overhead Crane	Yes
Number of overhead cranes	7
Crane Bay Length (Feet)	480
Crane Capacity (Tons)	7.5

Sale/Leasing

Utility

Electric Power Provider	Indianapolis Power & Light
Electric Service at Property	Yes
Phases Available	3
Dual Feed Service Available	Yes
Building Electric Service Phase	3
Building Electric Service Amps	2,000
Natural Gas Service Provider	Vectren
Natural Gas Service at Property	Yes
Water Provider	Hill Water Company
Water Service at Property	Yes
Sanitary Sewer Service Provider	Town of Mooresville
Sanitary Sewer Service at Site	Yes
Pre-Treatment Requirements	Yes

Transportation

Interstate Route Number	66
Distance to Nearest Interstate (Miles)	10
Federal/State Highway Number	State Road 67
Distance to Nearest Federal or State Highway (Miles)	0
Is Public Transit Available	Yes
Name of Commercial/International Airport	Indianapolis International
Distance to Commercial Airport (Miles)	12
Name of General Aviation Airport	Greenwood Municipal
Distance to General Aviation Airport (Miles)	26
Name of Port	Clark Maritime Centre
Distance to Nearest Port (Miles)	126
Name and Location of Terminal	Big Four Yard, Avon, IN
Distance to nearest Container Terminal (Miles)	22
	Hawthorne Yard,

Ownership	Private
Divisible/Subdivisible	Yes
For Sale	Yes
Sale Price	\$5,200,000
For Lease	Yes
Lease Rate per year	\$3.5
Lease Type	Modified Gross

Name and Location of Terminal	Indianapolis, IN
Distance to nearest Transflo Terminal (Miles)	25

Property Tax

Property Tax Jurisdiction	Mooresville
State Property Tax ID Number	55005

Jurisdiction

Zoning/Planning Authority	Town of Mooresville
Zoning Code/Description	PUD - I
Economic Revitalization Area	Yes
Tax Increment Financing Area (TIF)	Yes

Contact Information

Jeff Pipkin

Company	Morgan County Economic Development Corp.
Address	4 E. Harrison St.
City	Mooresville
State	IN
Zipcode	46158
Phone	317-831-9544
Fax	317-831-9548
Email	jpipkin@morgancoed.com
Webpage	www.morgancoed.com
Cell Phone	317-997-1978

Indiana Economic Development Corporation

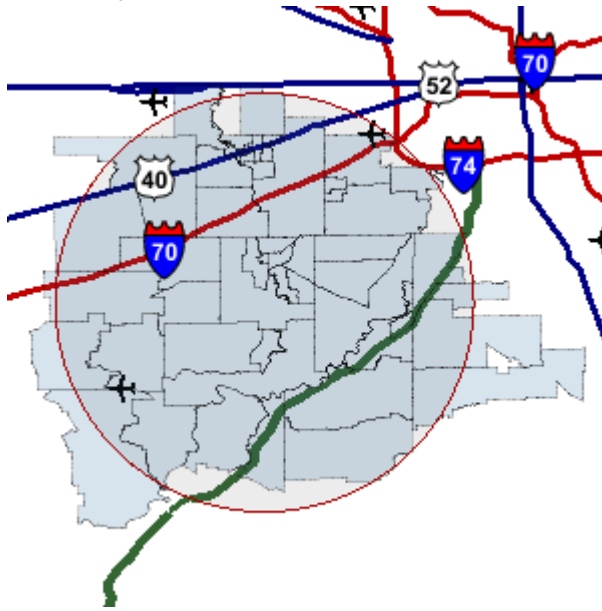
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Elrod Building

1400 Hancel Parkway Mooresville, IN 46158

10 Mile Demographic Radius Report

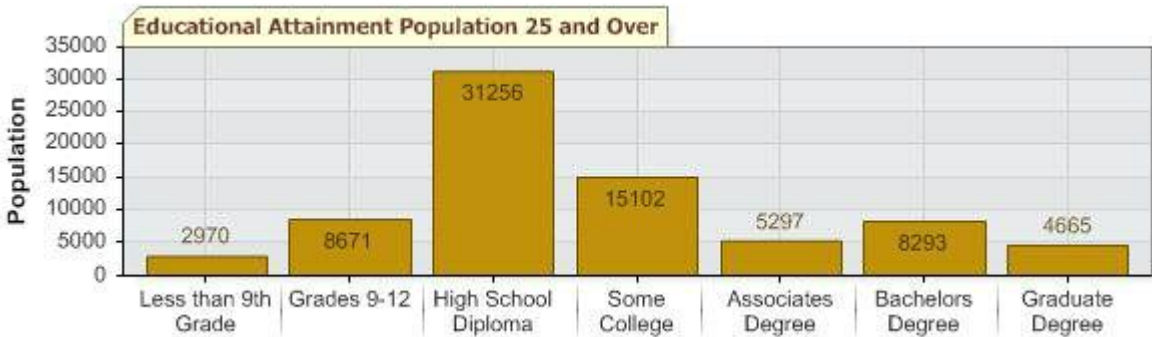


Population

	Number	%
Total Estimated Population	115,472	100%
Population in the Labor Force	62,869	54.4%
Population by working age 20-64	70,926	61.4%

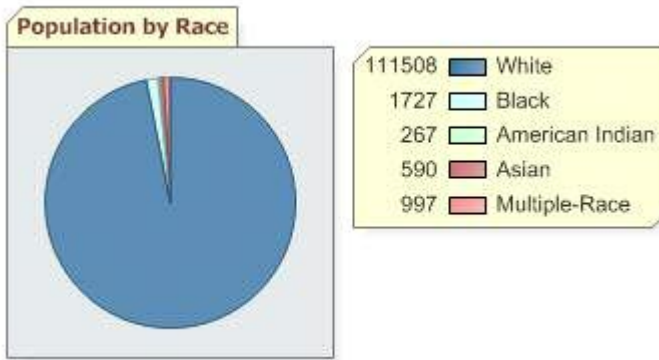
Educational Attainment

	Number	%
Total Adult Population (25 +)	76,254	100%
Less than Grade 9	2,970	3.9%
Grades 9-12, no diploma	8,671	11.4%
High School Graduate	31,256	41.0%
Some College, No Degree	15,102	19.8%
Associates Degree	5,297	6.9%
Bachelors Degree	8,293	10.9%
Graduate Degree	4,665	6.1%



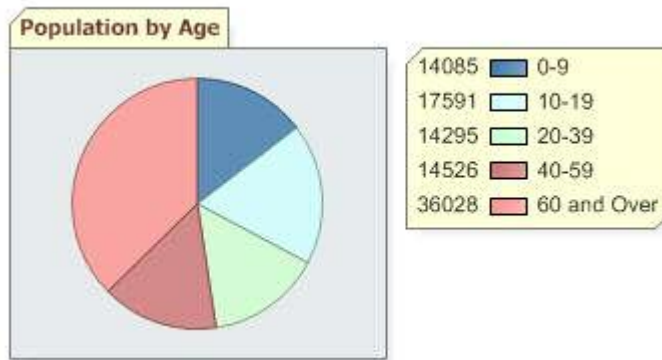
Population by Race

	Number	%
Total Population (all ages)	115,472	100%
White	111,508	96.6%
Black	1,727	1.5%
American Indian	267	0.2%
Asian	590	0.5%
Multiple-Race	997	0.9%
Ethnicity:		
Hispanic	1,920	1.7%



Population by Age

	Number	%
Total Population	115,472	100%
0 to 9	14,085	12.2%
10 to 19	17,591	15.2%
20 to 29	14,295	12.4%
30 to 39	14,526	12.6%
40 to 59	36,028	31.2%
60+	18,947	16.4%

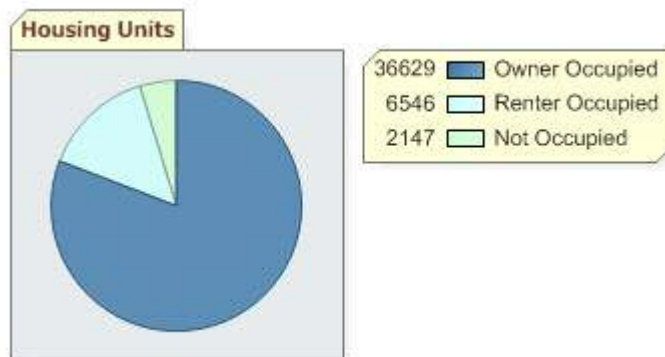


Household Income

	Number	%
Total Households	43,175	100%
Less than \$30,000	7,838	18.2%
\$30,000 to \$49,000	7,189	16.7%
\$50,000 to \$100,000	18,008	41.7%
\$100,000 or more	10,140	23.5%

Housing

	Number	%
Total Housing Units	45,322	100%
Occupied by Owner	36,629	80.8%
Renter Occupied	6,546	14.4%



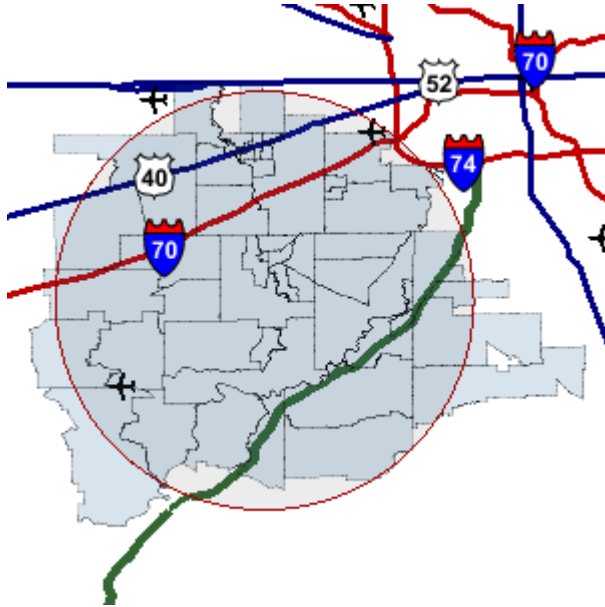
Source: Applied Geographic Solutions



Elrod Building

1400 Hancel Parkway Mooresville, IN 46158

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	2,524
Jobs	30,505

Establishments by Range of Employees

	Number	% Dist.
1 to 20	2,209	87.5%
20 to 50	189	7.5%
50 to 99	75	3.0%
100 to 249	38	1.5%
250 to 499	8	0.3%
500+	5	0.2%

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	3,113	10.2%
Professional Specialty Occupations	4,095	13.4%
Sales Professionals	730	2.4%
Technologies and Technicians	929	3.0%
Sales Workers and Clerks	3,238	10.6%
Administrative Support Workers	5,541	18.2%
Technical, Sales, and Administrative: Field Occupations	176	0.6%
Private Household Service	1	0.0%
Protective Services	488	1.6%
Other Services: Site Based	4,438	14.5%
Other Services: Field Based	113	0.4%
Farming, Forestry, and Fishing	653	2.1%

Precision, Craft, and Repair: Site Based	2,772	9.1%
Construction, Repair, and Mining: Field Based	1,048	3.4%
Machine Operators, Assemblers, and Inspectors	752	2.5%
Transportation and Materials Moving Workers	1,105	3.6%
Handlers, Helpers and Laborers	1,001	3.3%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	2,524	100%	30,505	100%
Agriculture, Forestry and Fishing	16	0.6%	54	0.2%
Agricultural Services	62	2.5%	238	0.8%
Coal and Ore Mining	1	0.0%	9	0.0%
Oil and Gas	0	0	0	0
General Construction	84	3.3%	406	1.3%
Heavy Construction	203	8.0%	1,630	5.3%
Food Manufacturing	2	0.1%	42	0.1%
Tobacco Manufacturing	0	0	0	0
Textile Mills	0	0	0	0
Apparel and Textile Manufacturing	2	0.1%	21	0.1%
Lumber and Wood Production	6	0.2%	89	0.3%
Furniture Manufacturing	0	0	0	0
Paper Manufacturing	4	0.2%	102	0.3%
Printing and Publishing	21	0.8%	163	0.5%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Chemicals	3	0.1%	17	0.1%
Petroleum Refining	1	0.0%	13	0.0%
Rubber and Plastics	8	0.3%	139	0.5%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	2	0.1%	26	0.1%
Metals Fabrication	12	0.5%	144	0.5%
Machinery and Equipment Manufacturing	54	2.1%	604	2.0%
Transportation	82	3.2%	1,461	4.8%
Travel Services	5	0.2%	7	0.0%
Transport Services	8	0.3%	131	0.4%
Communications	5	0.2%	14	0.0%
Utilities	9	0.4%	2,042	6.7%
Durables Wholesale	99	3.9%	807	2.6%
Non Durables Wholesale	24	1.0%	826	2.7%
Building Materials, Hardware and Garden	36	1.4%	407	1.3%
General Merchandise Stores	9	0.4%	602	2.0%
Food Markets	12	0.5%	755	2.5%
Convenience Stores	23	0.9%	170	0.6%
Other Food Stores	18	0.7%	66	0.2%
Auto Dealers and Gas Stations	94	3.7%	1,240	4.1%
Clothing Stores	19	0.8%	145	0.5%
Furniture Stores	9	0.4%	41	0.1%
Home Furnishings	23	0.9%	68	0.2%
Electronics and Computer Stores	21	0.8%	37	0.1%
Music Stores	5	0.2%	5	0.0%
Restaurants	99	3.9%	2,647	8.7%
Other Food Service	26	1.0%	313	1.0%
Bars	5	0.2%	29	0.1%
Drug Stores	8	0.3%	168	0.6%
Liquor Stores	8	0.3%	52	0.2%
Specialty Stores	102	4.0%	1,166	3.8%
Catalog and Direct Sales	4	0.2%	6	0.0%

Banks and Financial Institutions	62	2.5%	612	2.0%
Insurance Carriers	2	0.1%	4	0.0%
Insurance Agents and Brokers	73	2.9%	225	0.7%
Real Estate	78	3.1%	364	1.2%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Hotels and Lodging	21	0.8%	191	0.6%
Dry Cleaning and Laundry	12	0.5%	44	0.1%
Beauty and Barber Shops	64	2.5%	227	0.7%
Other Personal Service	36	1.4%	169	0.6%
Advertising	5	0.2%	345	1.1%
Computer Services	15	0.6%	103	0.3%
Other Business Services	68	2.7%	833	2.7%
Auto Repair/Services	108	4.3%	911	3.0%
Miscellaneous Repair Services	35	1.4%	82	0.3%
Motion Pictures	8	0.3%	36	0.1%
Entertainment and Recreation Services	56	2.2%	519	1.7%
Health and Medical Services	176	7.0%	1,440	4.7%
Hospitals	20	0.8%	1,202	3.9%
Legal Services	30	1.2%	67	0.2%
Primary and Secondary Education	42	1.7%	2,461	8.1%
Colleges and Universities	2	0.1%	5	0.0%
Social Services	30	1.2%	515	1.7%
Child Care Services	21	0.8%	318	1.0%
Museums and Zoos	1	0.0%	1	0.0%
Membership Organizations	142	5.6%	510	1.7%
Professional Services	78	3.1%	460	1.5%
Government	58	2.3%	1,554	5.1%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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