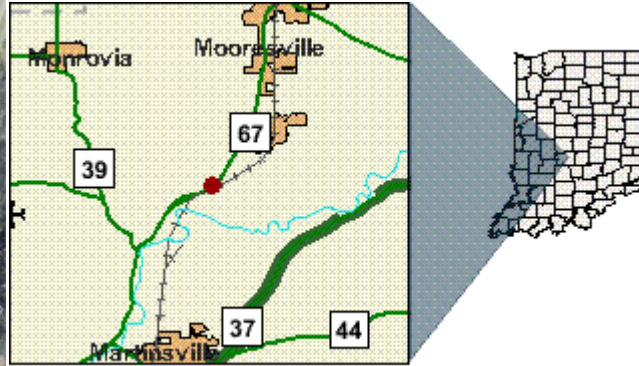


MAG Building

30 Robb Hill Rd Martinsville, IN 46151



Location

Street Address	30 Robb Hill Rd
City	Martinsville
County	Morgan
Township	Clay
State	IN
Zip Code	46151
Type	Building

Site Details

Site		Utility	
Total Acres Available	5	Electric Power Provider	South Central Indiana REMC
Building		Electric Service at Property	Yes
Total Building Square Feet	42,000	Phases Available	3
Square Feet of Office Space	5,000	Dual Feed Service Available	Yes
Square Feet of Manufacturing Space	37,000	Natural Gas Service Provider	Vectren
Number of Floors	2	Natural Gas Service at Property	Yes
Previous Tenants/Uses	Plastics Company	Water Provider	Hill Water Company
Building Type	Light Industrial	Water Service at Property	Yes
Floor to Ceiling Height Minimum (Feet)	14	Sanitary Sewer Service Provider	N/A
Floor to Ceiling Height Maximum (Feet)	16	Sanitary Sewer Service at Site	No
Heating System	Yes	Transportation	
Air Conditioning	Yes	Interstate Route Number	Interstate 70
Sale/Leasing		Distance to Nearest Interstate (Miles)	15
Ownership	Private	Federal/State Highway Number	67
For Lease	Yes	Distance to Nearest Federal or State Highway (Miles)	0
Lease Rate per year	\$4.2	Is Public Transit Available	Yes
Lease Type	Triple Net	Name of Commercial/International Airport	Indianapolis International
Jurisdiction		Distance to Commercial Airport (Miles)	19
Zoning/Planning Authority	Morgan County Planning Commission	Name of General Aviation Airport	Monroe County Airport
Zoning Code/Description	I-1	Distance to General Aviation Airport (Miles)	30
		Property Tax	
		Property Tax Jurisdiction	Morgan Co, Clay Twsp
		State Property Tax ID Number	55006

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

John Taylor

Company	Morgan County Economic Development Corporation
Address	4 W. Harrison Street
City	Mooresville
State	IN
Zipcode	46158
Phone	317-831-9544
Fax	317-831-9548
Email	jtaylor@morgancoed.com
Webpage	www.morgancoed.com

Indiana Economic Development Corporation

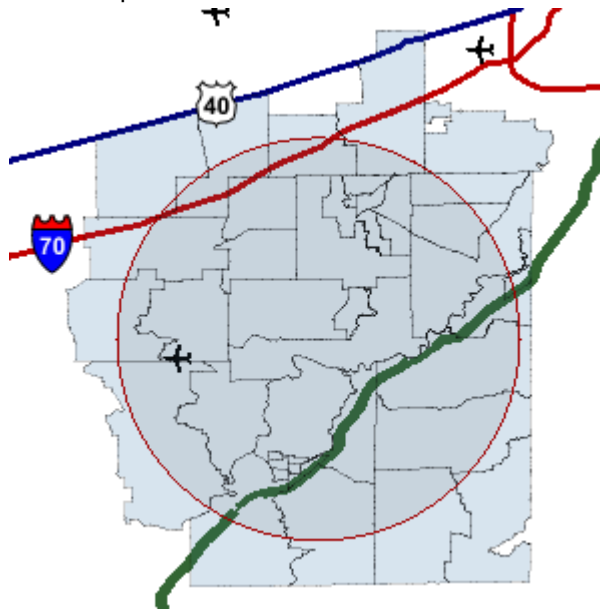
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MAG Building

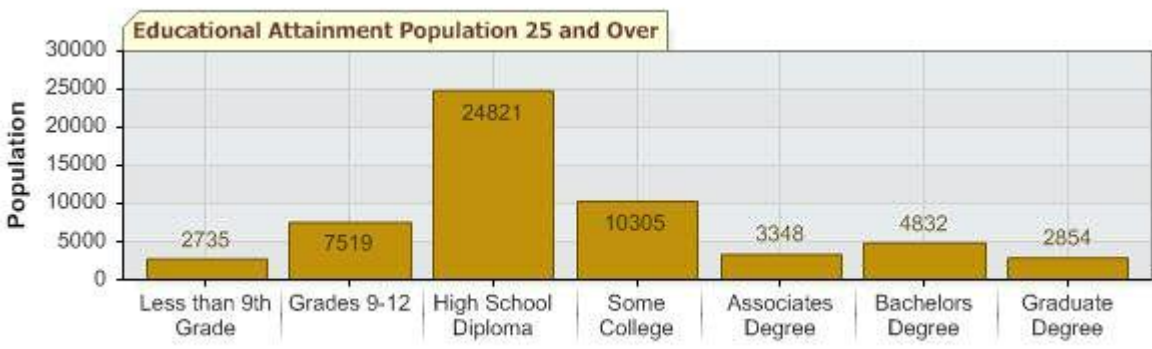
30 Robb Hill Rd Martinsville, IN 46151

10 Mile Demographic Radius Report



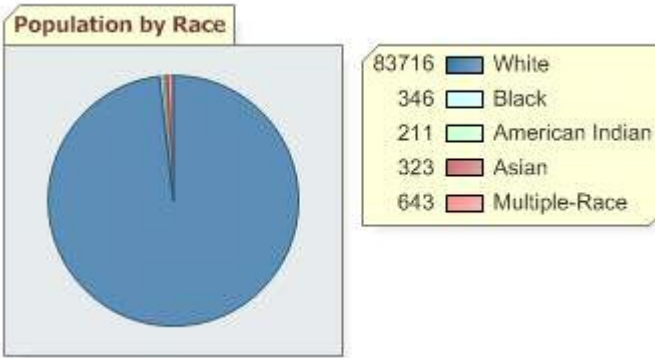
Population		
	Number	%
Total Estimated Population	85,471	100%
Population in the Labor Force	47,026	55.0%
Population by working age 20-64	51,974	60.8%

Educational Attainment		
	Number	%
Total Adult Population (25 +)	56,414	100%
Less than Grade 9	2,735	4.8%
Grades 9-12, no diploma	7,519	13.3%
High School Graduate	24,821	44.0%
Some College, No Degree	10,305	18.3%
Associates Degree	3,348	5.9%
Bachelors Degree	4,832	8.6%
Graduate Degree	2,854	5.1%



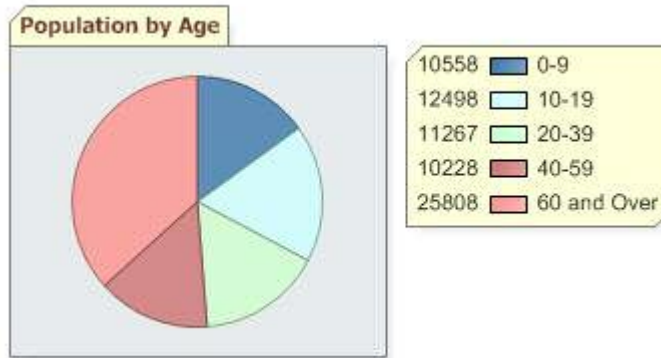
Population by Race

	Number	%
Total Population (all ages)	85,471	100%
White	83,716	97.9%
Black	346	0.4%
American Indian	211	0.2%
Asian	323	0.4%
Multiple-Race	643	0.8%
Ethnicity:		
Hispanic	834	1.0%



Population by Age

	Number	%
Total Population	85,471	100%
0 to 9	10,558	12.4%
10 to 19	12,498	14.6%
20 to 29	11,267	13.2%
30 to 39	10,228	12.0%
40 to 59	25,808	30.2%
60+	15,112	17.7%

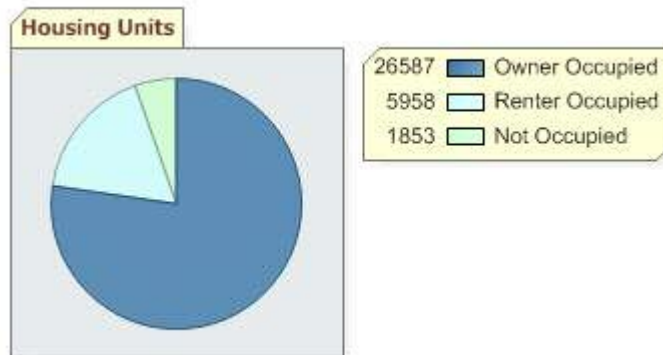


Household Income

	Number	%
Total Households	32,545	100%
Less than \$30,000	7,262	22.3%
\$30,000 to \$49,000	6,004	18.4%
\$50,000 to \$100,000	13,221	40.6%
\$100,000 or more	6,058	18.6%

Housing

	Number	%
Total Housing Units	34,398	100%
Occupied by Owner	26,587	77.3%
Renter Occupied	5,958	17.3%



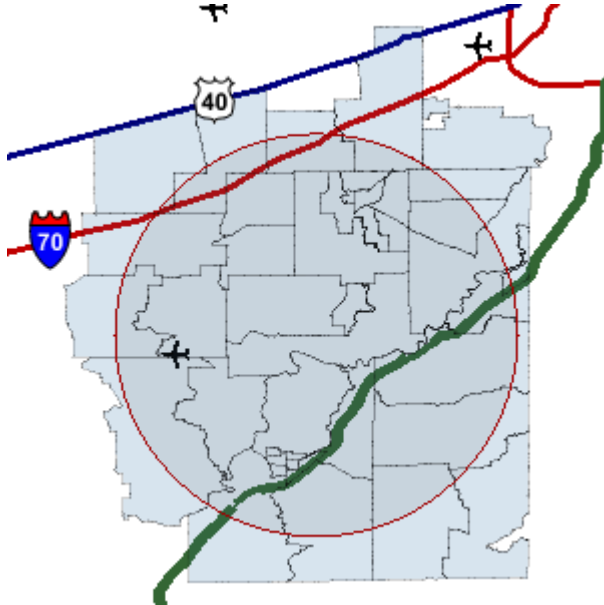
Source: Applied Geographic Solutions



MAG Building

30 Robb Hill Rd Martinsville, IN 46151

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	2,245
Jobs	26,178

Establishments by Range of Employees

	Number	% Dist.
1 to 20	1,985	88.4%
20 to 50	160	7.1%
50 to 99	62	2.8%
100 to 249	26	1.2%
250 to 499	7	0.3%
500+	5	0.2%

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	2,428	9.3%
Professional Specialty Occupations	3,731	14.3%
Sales Professionals	676	2.6%
Technologies and Technicians	741	2.8%
Sales Workers and Clerks	2,991	11.4%
Administrative Support Workers	4,543	17.4%
Technical, Sales, and Administrative: Field Occupations	60	0.2%
Private Household Service	1	0.0%
Protective Services	378	1.4%
Other Services: Site Based	4,035	15.4%
Other Services: Field Based	124	0.5%
Farming, Forestry, and Fishing	547	2.1%

Precision, Craft, and Repair: Site Based	2,395	9.1%
Construction, Repair, and Mining: Field Based	825	3.2%
Machine Operators, Assemblers, and Inspectors	635	2.4%
Transportation and Materials Moving Workers	892	3.4%
Handlers, Helpers and Laborers	848	3.2%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	2,245	100%	26,178	100%
Agriculture, Forestry and Fishing	14	0.6%	54	0.2%
Agricultural Services	43	1.9%	135	0.5%
Coal and Ore Mining	2	0.1%	17	0.1%
Oil and Gas	0	0	0	0
General Construction	62	2.8%	235	0.9%
Heavy Construction	158	7.0%	1,311	5.0%
Food Manufacturing	3	0.1%	44	0.2%
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	0.3%	81	0.3%
Furniture Manufacturing	0	0	0	0
Paper Manufacturing	1	0.0%	19	0.1%
Printing and Publishing	11	0.5%	171	0.7%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Chemicals	2	0.1%	13	0.0%
Petroleum Refining	2	0.1%	20	0.1%
Rubber and Plastics	5	0.2%	85	0.3%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	2	0.1%	26	0.1%
Metals Fabrication	10	0.4%	115	0.4%
Machinery and Equipment Manufacturing	46	2.0%	682	2.6%
Transportation	61	2.7%	907	3.5%
Travel Services	1	0.0%	2	0.0%
Transport Services	8	0.4%	93	0.4%
Communications	8	0.4%	35	0.1%
Utilities	7	0.3%	282	1.1%
Durables Wholesale	84	3.7%	1,421	5.4%
Non Durables Wholesale	23	1.0%	424	1.6%
Building Materials, Hardware and Garden	34	1.5%	326	1.2%
General Merchandise Stores	13	0.6%	941	3.6%
Food Markets	13	0.6%	654	2.5%
Convenience Stores	16	0.7%	120	0.5%
Other Food Stores	12	0.5%	48	0.2%
Auto Dealers and Gas Stations	100	4.5%	1,237	4.7%
Clothing Stores	21	0.9%	156	0.6%
Furniture Stores	10	0.4%	60	0.2%
Home Furnishings	15	0.7%	56	0.2%
Electronics and Computer Stores	15	0.7%	34	0.1%
Music Stores	4	0.2%	5	0.0%
Restaurants	99	4.4%	2,681	10.2%
Other Food Service	23	1.0%	234	0.9%
Bars	5	0.2%	26	0.1%
Drug Stores	6	0.3%	126	0.5%
Liquor Stores	7	0.3%	45	0.2%
Specialty Stores	103	4.6%	838	3.2%
Catalog and Direct Sales	5	0.2%	29	0.1%

Banks and Financial Institutions	53	2.4%	460	1.8%
Insurance Carriers	4	0.2%	8	0.0%
Insurance Agents and Brokers	66	2.9%	175	0.7%
Real Estate	82	3.7%	356	1.4%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Hotels and Lodging	20	0.9%	185	0.7%
Dry Cleaning and Laundry	13	0.6%	47	0.2%
Beauty and Barber Shops	59	2.6%	207	0.8%
Other Personal Service	31	1.4%	139	0.5%
Advertising	4	0.2%	342	1.3%
Computer Services	15	0.7%	85	0.3%
Other Business Services	57	2.5%	622	2.4%
Auto Repair/Services	97	4.3%	867	3.3%
Miscellaneous Repair Services	36	1.6%	96	0.4%
Motion Pictures	11	0.5%	52	0.2%
Entertainment and Recreation Services	38	1.7%	331	1.3%
Health and Medical Services	147	6.5%	1,329	5.1%
Hospitals	21	0.9%	1,642	6.3%
Legal Services	38	1.7%	96	0.4%
Primary and Secondary Education	29	1.3%	2,735	10.4%
Colleges and Universities	2	0.1%	5	0.0%
Social Services	35	1.6%	513	2.0%
Child Care Services	18	0.8%	195	0.7%
Museums and Zoos	1	0.0%	1	0.0%
Membership Organizations	123	5.5%	450	1.7%
Professional Services	54	2.4%	231	0.9%
Government	95	4.2%	792	3.0%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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