



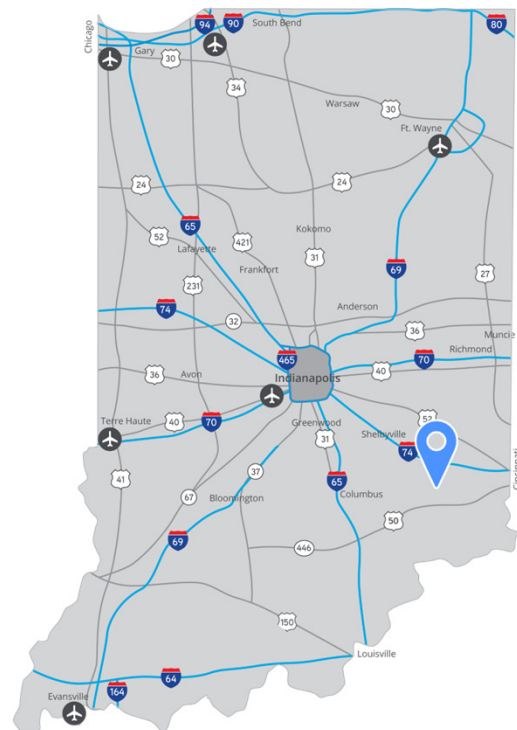
FOR SALE

604 Railroad Ave

Osgood, IN 47037

Property Highlights

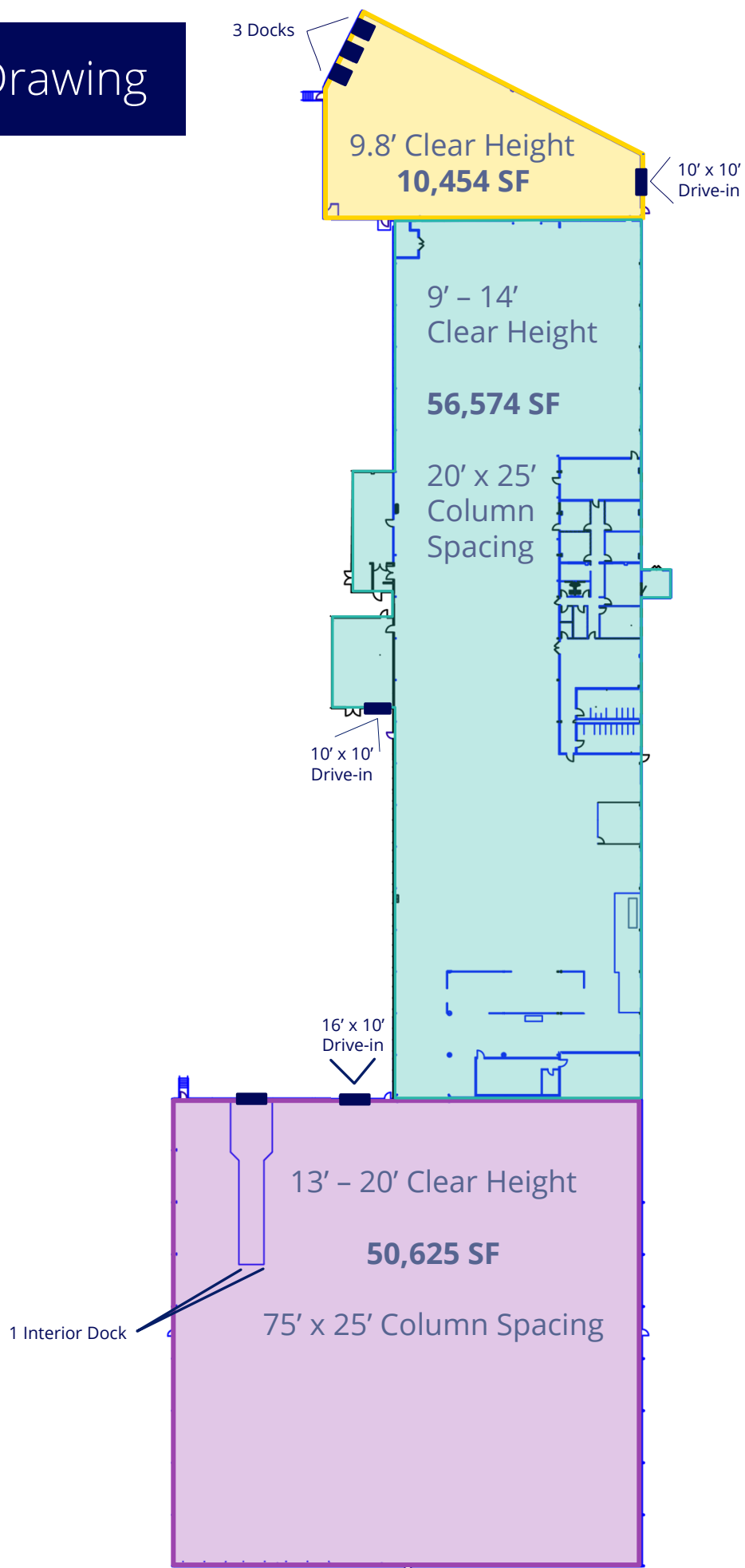
- 117,653 SF building
 - Approx. 6,300 SF office
- 20.81 Acres
- Built in 1959, expanded and renovated in 2001
- Strong Workforce
- 4 docks / 3 drive-ins
- Wet Sprinkler System
- Primarily zoned I-2 (Open Industrial District) with small portion at front of property zoned I-1 (Enclosed Industrial District)

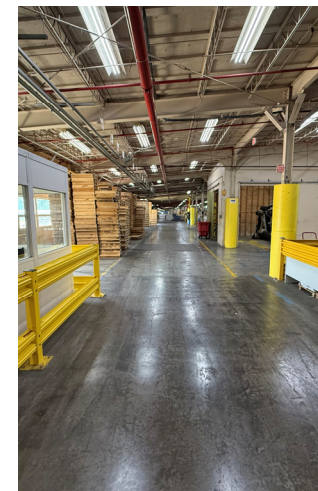
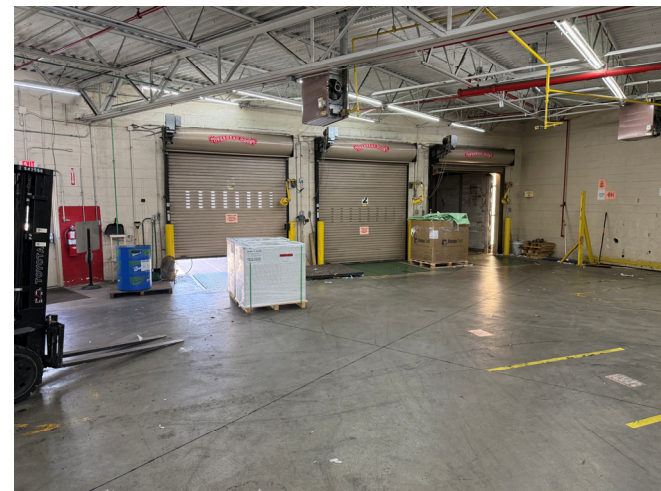


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Building Drawing





Why Indiana



INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 13th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCIA** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



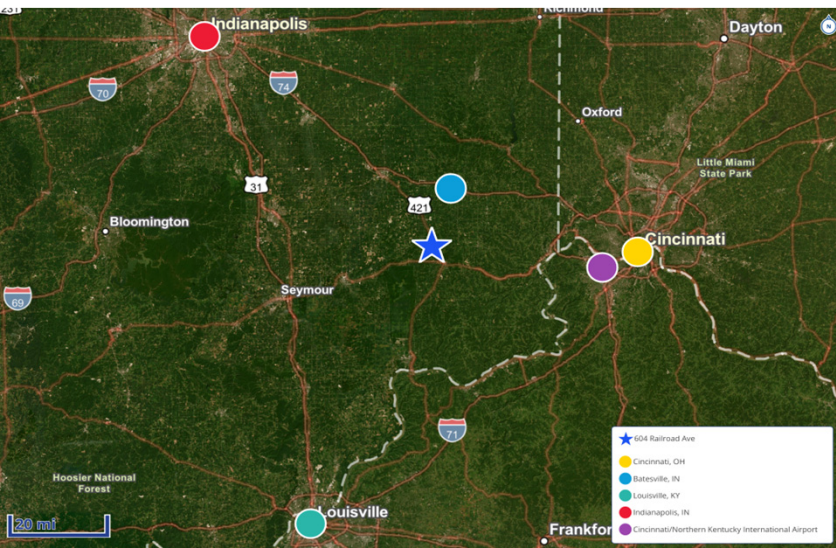
INDIANA ROADS — UNRIVALED LOGISTICS CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 4th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways



Drive Times (minutes)

Batesville, IN	24
Cincinnati/Northern Kentucky Int'l Airport	50
Cincinnati, OH	60
Indianapolis, IN	75
Louisville, KY	90
I-74	22
I-65	44
I-75	70

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1st
in GDP attributable to manufacturing

1st
in U.S. for manufacturing output

1st
best state to start a business

2nd
Manufacturing Jobs (% of workforce)

3rd
leading state in biotechnology exports