

**NATIONAL
SECURITY
INDUSTRIAL
HUB
CRANE**

A premier build-to-suit industrial and
manufacturing site along I-69 South at the doorstep
of Naval Surface Warfare Center - Crane

ENABLES ITS RESIDENT COMPANIES TO DRIVE INNOVATION

The National Security Industrial Hub - Crane is a strategic 1,500+ acre industrial park offering build-to-suit opportunities for defense, aerospace, and light manufacturing companies and anchored by Prometheus. Located just 9 minutes north of the Naval Surface Warfare Center Crane, the campus benefits from its proximity to this major military installation, which is the **third-largest naval installation in the world**. This proximity is crucial, enabling seamless collaboration between private industry and defense sectors, fostering innovation, and supporting national security initiatives. The Naval Surface Warfare Center provides comprehensive support for complex military systems spanning design, development and deployment.

The National Security Industrial Hub - Crane allows tenants to design facilities tailored to their specific production needs, particularly in mission-critical manufacturing for aerospace, munitions, and energetics industries.



824 ACRES AVAILABLE
Multiple opportunities
available



BUILD-TO-SUIT
Design the ideal building that
suits your company's needs



LOCATED OFF I-69 SOUTH
Recently completed Interstate
69 reaches from Michigan,
through Indiana, to Kentucky



TARGETED TENANTS
Site layouts for mission critical
companies, aerospace and
munitions industries and
light manufacturing



SUBSTATION
On-site 15MW substation
in process



PROMETHEUS ENERGETICS

Prometheus Energetics is a U.S.-based joint venture between Kratos and Rafael Advanced Defense Systems, established to develop and manufacture next-generation solid rocket propulsion and energetics systems. As the 696-acre anchor tenant, Prometheus will operate from a substantial manufacturing and development complex designed to support large-scale production capabilities.

- Delivering advanced propulsion and energetics systems to meet the evolving demands of U.S. national security
- Develops solutions ranging from missile interceptors to tactical strike systems
- Delivers high-performance, cost-effective solid rocket motors
- Leverages Rafael's deep experience in rocket motor technologies used in Iron Dome, David's Sling, and Spike missile systems
- Addresses the U.S. need for agile, secure, and domestic propulsion capabilities in an era of strategic competition and supply chain gaps, accelerating time to field, and enhancing national resilience

KRATOS®

- Publicly traded U.S. defense company
- Focused on rapidly developing and fielding affordable, transformative technology for national security
- Q1 2026 revenues of \$371.0 Million reflect 22.6% growth and 15.8% organic growth over Q1 2025 Revenues
- 2025 revenue \$1.347B - 18.5% growth over 2024
- 4,300 employees

RAFAEL

- World's most leading defense technology company operating for over 75 years
- Developed the Iron Dome, David's Sling, and Spike missile systems
- Over 10,000 employees
- Projected to reach \$6.8B in revenue in 2026 (S&P Global)
- \$3.8B revenue



“The establishment of Prometheus is a strategic step in strengthening the U.S. defense industrial base. Breaking ground on this campus reflects our shared commitment with RAFAEL to invest our own dollars to rapidly stand up trusted, domestic production capacity that can operate at scale and deliver real products affordably and with speed.”

-Eric DeMarco, President and CEO of Kratos

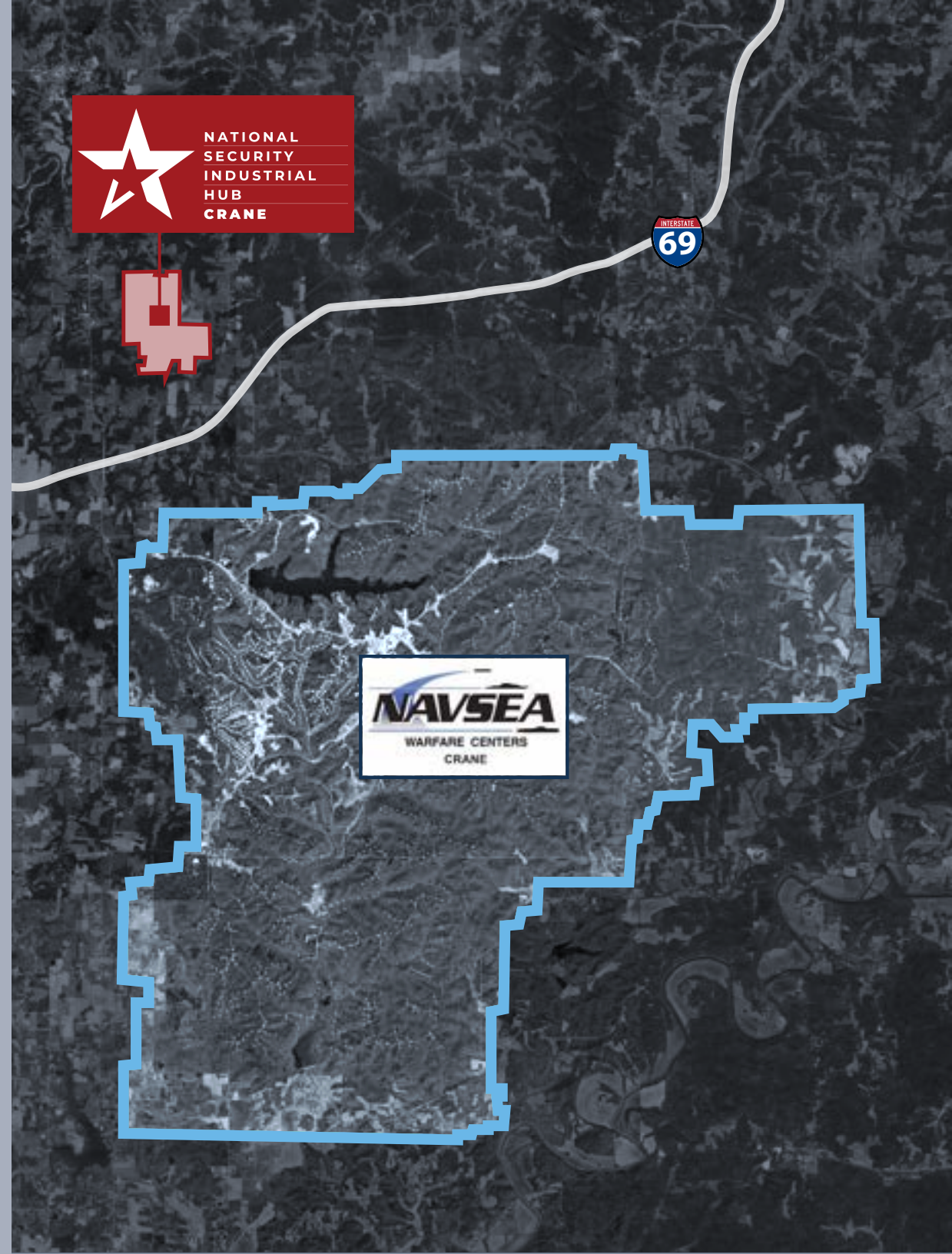
AT THE GATEWAY TO NAVAL SURFACE WARFARE CENTER

The Naval Surface Warfare Center, Crane Division (NSWC Crane), located in Crane, Indiana, is a shore command of the U.S. Navy. It operates under the Naval Sea Systems Command, which is headquartered in Washington, D.C.

The mission of NSWC Crane is to deliver innovative solutions and ensure the readiness of the nation and its warfighters through the application of advanced technical capabilities. The center focuses on advancing all-domain systems across key mission areas, including Electromagnetic Warfare, Expeditionary Warfare, and Strategic Missions. NSWC Crane is committed to conducting research, development, testing, evaluation, acquisition, and in-service engineering throughout the defense lifecycle. Additionally, it fulfills other responsibilities as assigned by the Commander, Naval Surface Warfare Center, to address evolving defense requirements.

The focus of NSWC Crane is Harnessing the Power of Technology for the Warfighter. It specializes in total lifecycle support in three focus areas:

1. Expeditionary Warfare
2. Strategic Missions
3. Electromagnetic Warfare



MARKET OVERVIEW

BLOOMFIELD, INDIANA:

NSWC Crane:

- Third largest naval installation in the world
- 110 square miles
- Plays a pivotal role in national defense
- Center for cutting-edge research and technology development

Project Development Site:

- Synergies with Naval Surface Warfare Center and nearby corporate neighbor's resources and facilities
- Presents significant opportunities for partnerships and expansion in the defense sector
- Largest industrial and manufacturing site in the market with the greatest opportunity for build-to-suit
- Bloomfield sits near Bloomington, home to Indiana University

Population centers

- Bloomington: 86,000
- Indianapolis: 1,903,000
- Louisville: 1,300,000
- Chicago: 2,700,000

DRIVE TIMES

9 MINUTES

Naval Surface Warfare Center

85 MINUTES

Indianapolis

80 MINUTES

Indianapolis International Airport/
FedEx Hub

40 MINUTES

Bloomington

2 HOURS

Louisville

2 HOURS 30 MINUTES

Louisville UPS Worldport

 General Electric
COOK
Baxter

BLOOMINGTON


**INDIANA UNIVERSITY
BLOOMINGTON**
2024 Enrollment : 48,424
2022 US News & World
Report Rankings:
#7 Analytical Chemistry
#8 Nuclear Physics


**NATIONAL
SECURITY
INDUSTRIAL
HUB
CRANE**

BLOOMFIELD

 
 
 
 **KRATOS**
 **WESTGATE Jacobs**

 **amentum**
 **MANTECH**
ALWAYS ADVANCING
 **PURDUE APPLIED
RESEARCH INSTITUTE**
 **NHanced**
SEMICONDUCTORS



SAIC
BEDFORD


NAVSEA
**WARFARE CENTERS
CRANE**

BUILD THE FUTURE WITH STRATEGIC CORPORATE NEIGHBORS

Indiana's defense industrial ecosystem is uniquely positioned to drive innovation at scale. The National Security Industrial Hub connects Prometheus and its tenants to a thriving network of over 60 neighboring companies, leading research institutions, and Naval Surface Warfare Center Crane. This concentration of expertise enables rapid collaboration on critical challenges facing the defense sector.

Neighboring businesses specialize in the defense and aerospace sectors, including:

Defense Tech | National Security | Cyber Security | Artificial Intelligence | Digital Engineering | Advanced Materials and Cell Fabrication | Energy Storage Systems | Hypersonics

By locating at the hub, companies gain immediate access to specialized capabilities, shared resources, and a pipeline of talent trained in defense manufacturing. This clustering effect reduces time to market, lowers operational costs, and accelerates the development and deployment of mission-critical systems. Indiana's defense suppliers and manufacturers work directly with Crane, creating an ecosystem built for speed, security, and innovation in support of the warfighter.



Defense



Tech



Artificial
Intelligence



Digital
Engineering



National
Security



Cyber
Security



Advanced Cell
Fabrication and
Materials
Development



Energy Storage
Systems



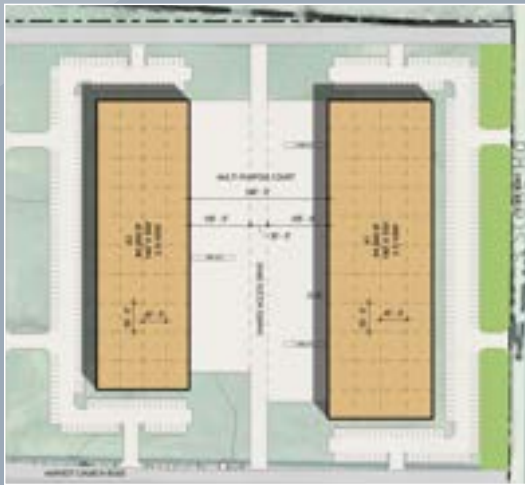
Medical
Devices



BioPharma

DEMISING OPTIONS

The campus offers standard demising across all unit sizes, with the flexibility to engineer custom solutions for specialized security and operational requirements. Companies in sensitive manufacturing, energetics, and munitions-related work can design facilities to meet HD 1.1 and 1.3 standards and other applicable federal safety criteria. Custom demising layouts are available upon request and can be coordinated with the development team during the lease negotiation and site planning process.



INDIANA: THE CROSSROADS OF AMERICA

RANKED 1ST

Indiana is ranked #1 in the U.S.
for infrastructure (CNBC Top
States for Business)

1.5B

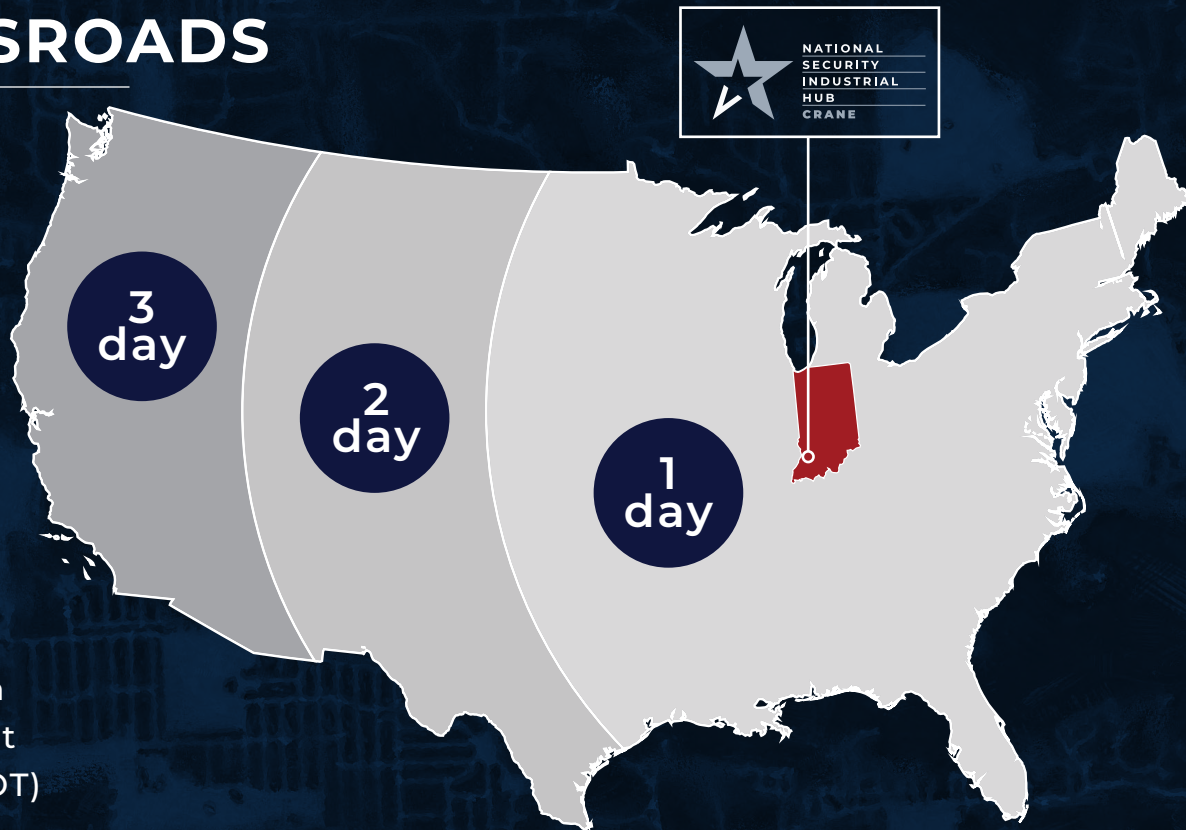
1.5 billion tons of freight travel through
Indiana yearly, making it the 5th busiest
state for commercial freight traffic (INDOT)

2ND

Indianapolis FedEx hub is the
2nd largest nationally

#5

Indiana is ranked fifth in the U.S.
for cost of doing business
(CNBC Top States for Business)



STRATEGIC REACH

Within one day's drive to more
than 50% of the populations of
U.S. and Canada



Home to more pass-through
highways than any other state

DEMOGRAPHICS

GROWING ECOSYSTEM: NEIGHBORING COMPANIES & INSTITUTIONS

SAIC Defense & IT	CACI Defense technology	Kratos Defense electronics	ManTech National sec. solutions
Amentum Defense services	Jacobs Engineering & tech	Precise Systems Defense engineering	Westgate Defense support
Purdue Applied Research Research institution	Indiana University College institution	NHanced Semiconductors Advanced materials	OBIC Industrial development

POPULATION:

294,514

Total population within
30 miles

148,941

Population 16+ in labor force
within 30 miles

EDUCATION:

Just 40 minutes north, Indiana University drives discovery through top-ranked programs in business, technology, AI, sciences and public services to build leaders, advance life-saving research, and pursue breakthroughs that move the world forward.

\$1B+

research funding, driving global
breakthroughs*

\$75M

invested in the future of
engineering and tech*

48,626

students enrolled on Bloomington
campus*

TOP 10

for developing future leaders
(TIME)

**source: iu.edu*



Scan to
view website
nsindustrialhub.com

For More information, please contact:

Steve Schwegman
Executive Managing Director
317.810.7185
steve.schwegman@jll.com

Brian Seitz, SIOR
Executive Managing Director
317.810.7184
brian.seitz@jll.com

www.nsindustrialhub.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2026. Jones Lang LaSalle IP, Inc. All rights reserved.