

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

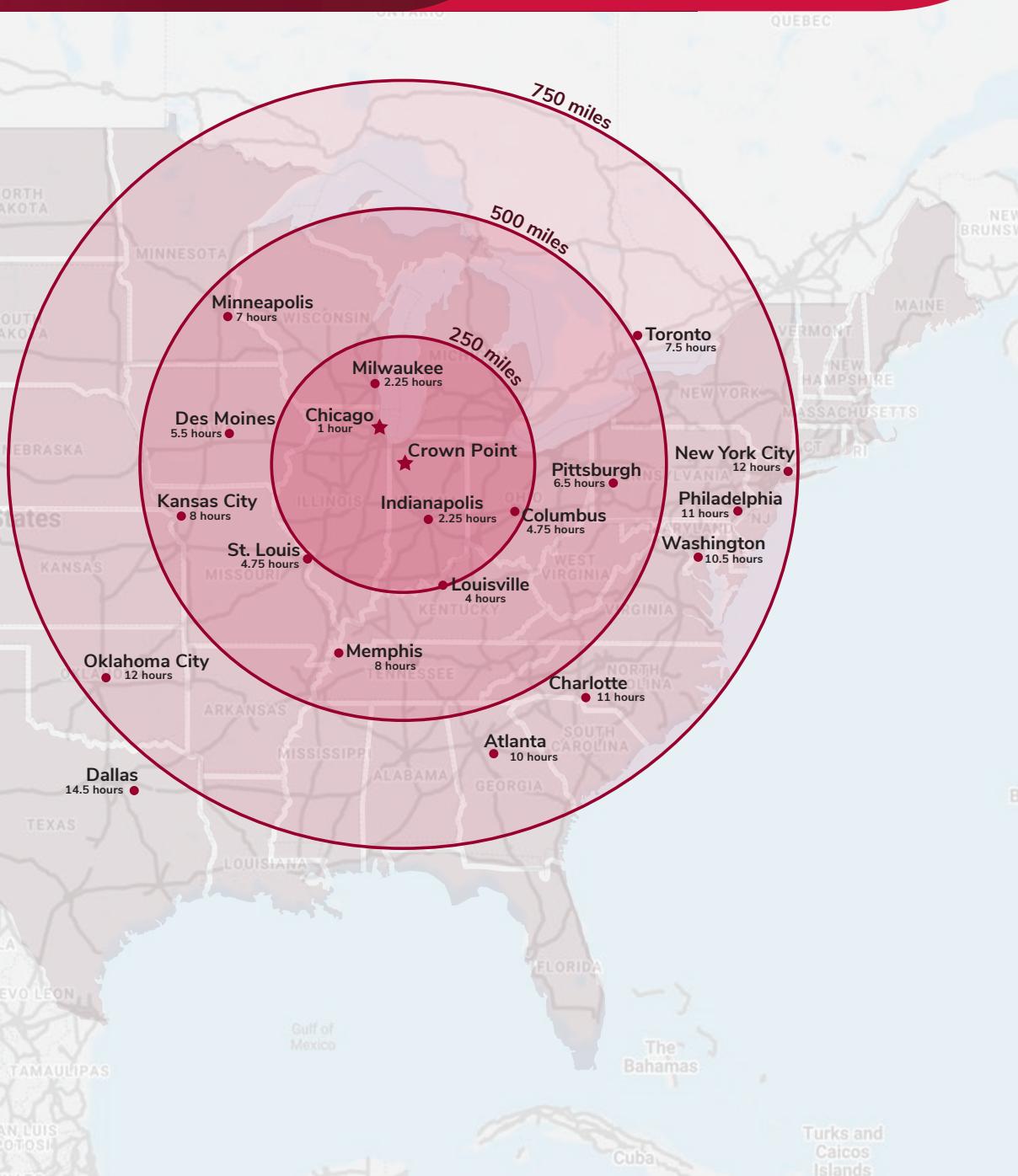
VenturePark65.com

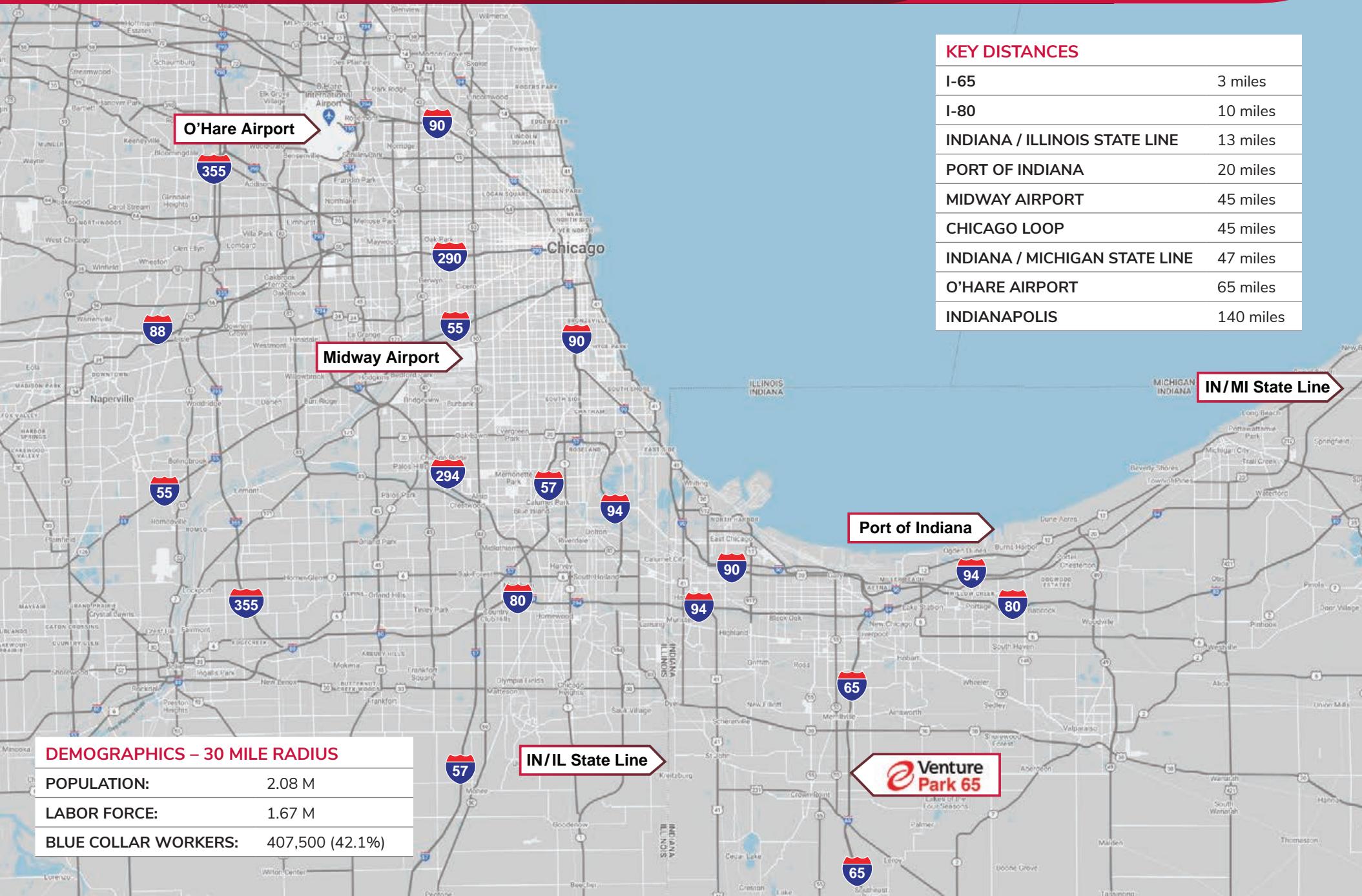
LOCATION HIGHLIGHTS

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.





PROPOSED BTS SPECIFICATIONS

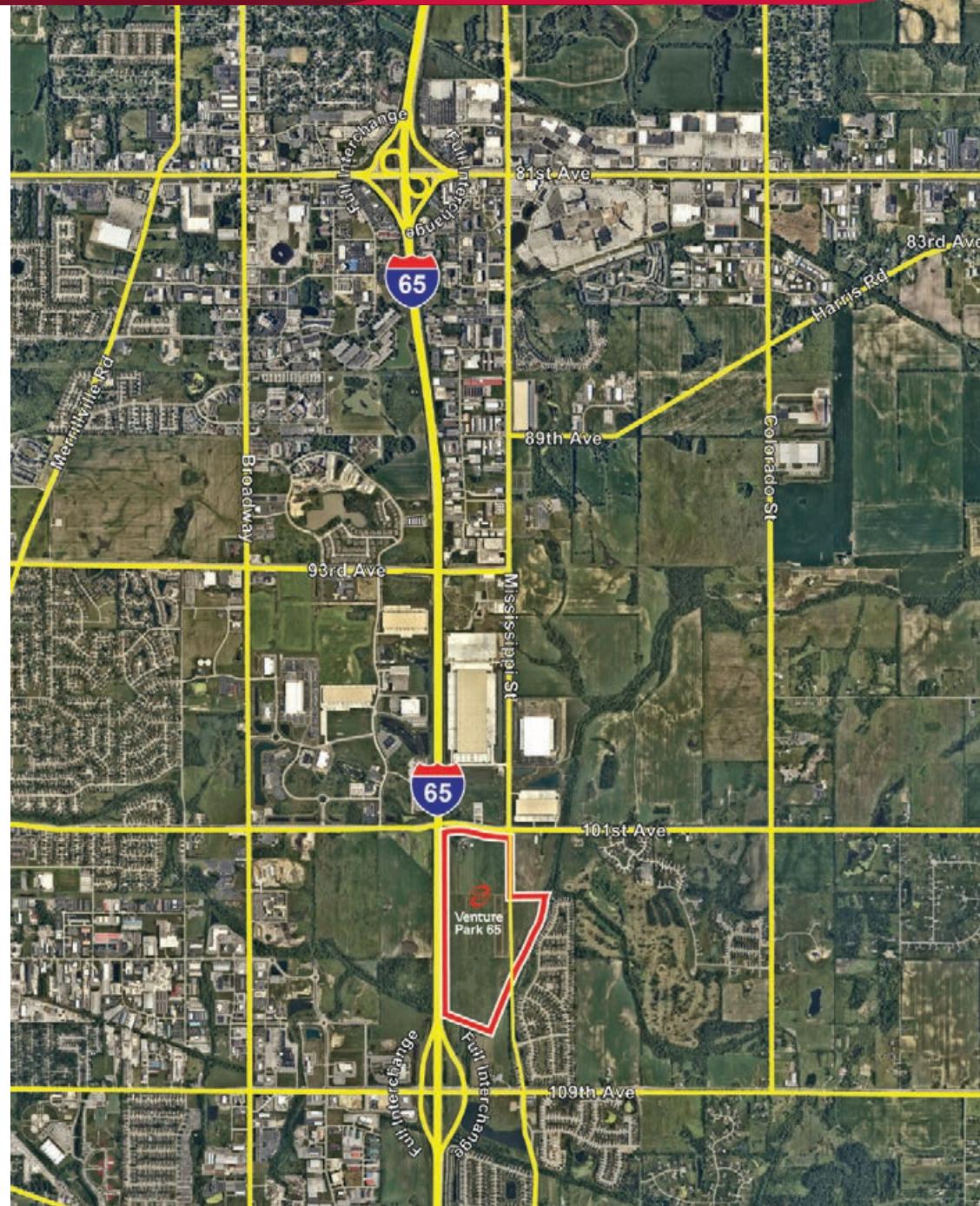
SITE SUMMARY

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'

	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'



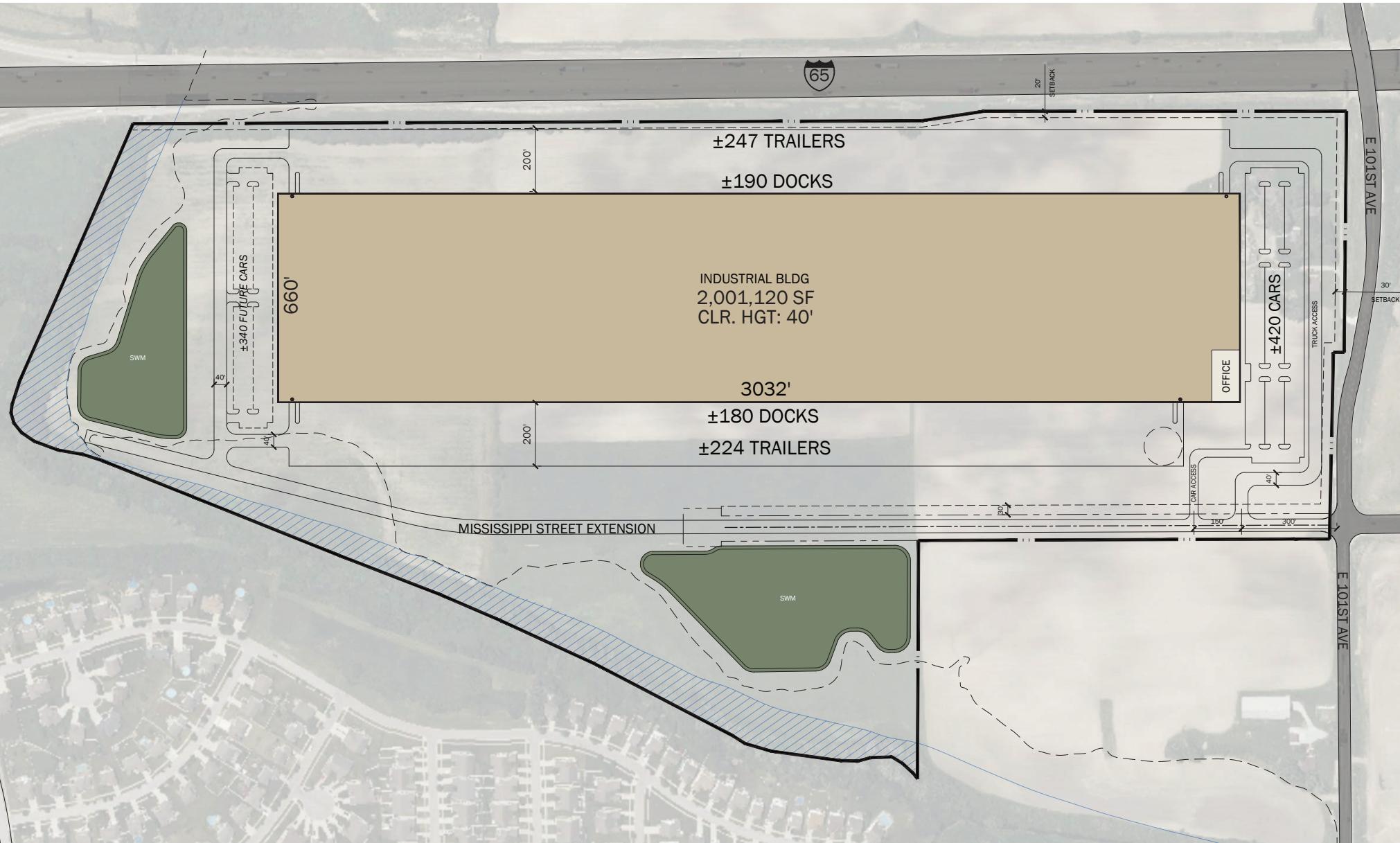


Venture Park 65

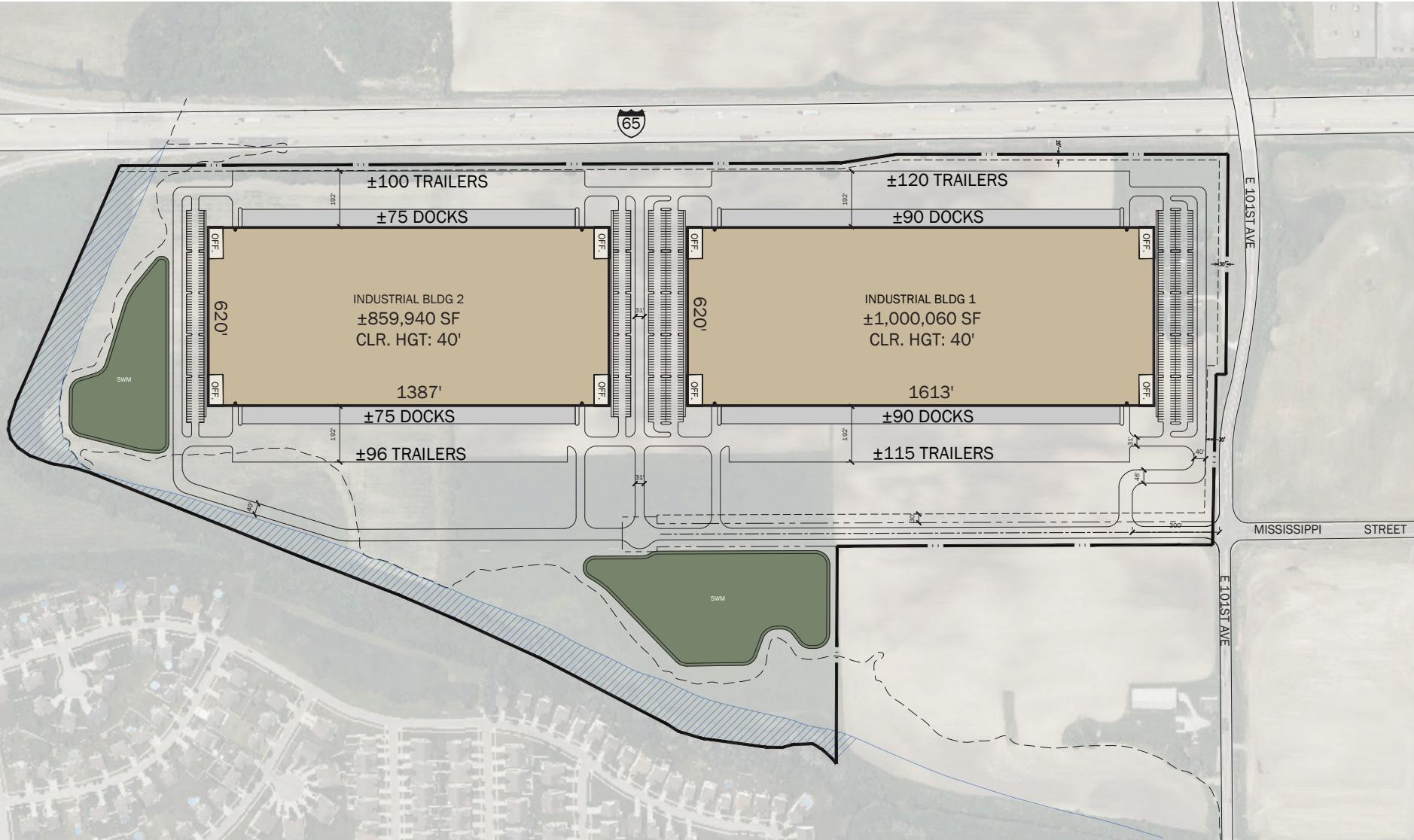
Crown Point, IN



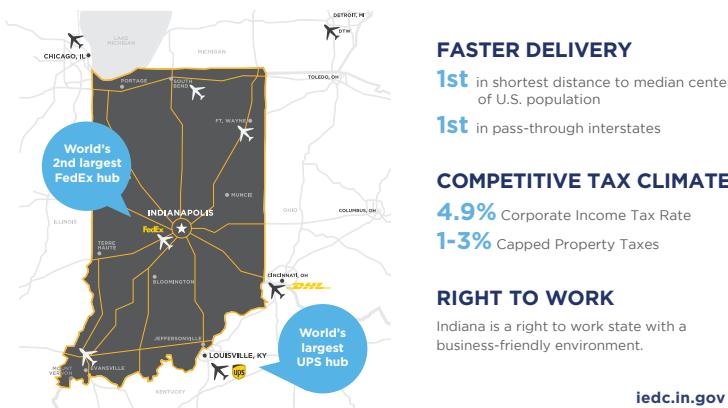
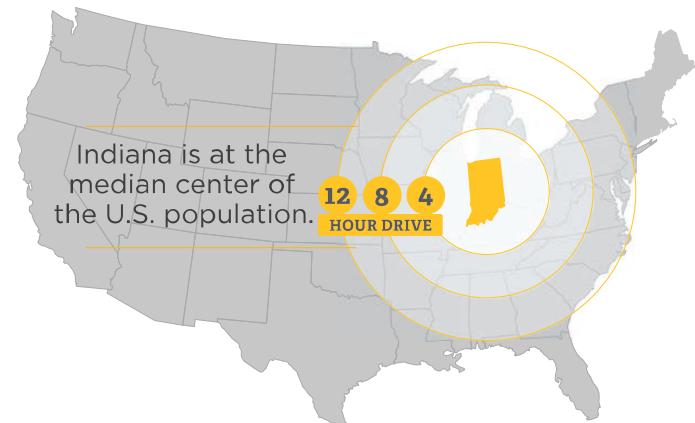
CONCEPTUAL SINGLE-BUILDING SITE PLAN



CONCEPTUAL TWO-BUILDING SITE PLAN



Indiana Advantage



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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