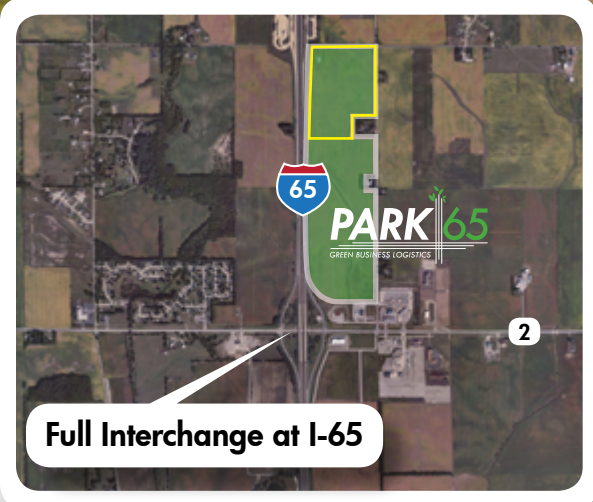


# PARK 65

GREEN BUSINESS LOGISTICS



## SUSTAINABLE DEVELOPMENT

80 Acres Sold  
45 Acres Remain Available

# PARK 65

GREEN BUSINESS LOGISTICS

## The intersection of value and efficiency.

The goal of modern business logistics can be summarized as “having the right item in the right quantity at the right time at the right place for the right price in the right condition to the right customer.”

Not only is Park 65 strategically located for the Northwest Indiana/Chicagoland distribution area, but the Park and all facilities within will take advantage of the latest sustainable construction concepts to deliver the lowest life cycle costs to the end user with the least impact on the environment.

The Park 65 development is the first to take advantage of the planned location of the new Illiana Expressway connecting I-65 to I-55, providing the ideal location for both east-west and north-south traffic. Construction will progress in three phases and includes a meticulous plan for stormwater management as well as improvements to local infrastructure.

The addition of a 1.6 million SF industrial park will bring robust job growth during the construction process as well as permanent employment for individuals in the region.

Park 65 is ideally positioned to take advantage of ongoing infrastructure development and to provide resources and benefits for industrial users and the surrounding community for years to come.



# 2018 Top States for Doing Business

## Indiana



The State of Indiana leads national rankings in several key categories, confirming its status as one of the country's most pro-business locations.

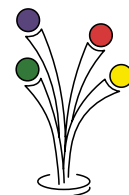
Category	National Ranking
Top state for doing business	9th
Overall cost of doing business	5th
Business Incentive programs	9th
Shovel-ready sites program	8th
Favorable general regulatory environment	10th
Cooperative & responsive state government	9th
Competitive labor environment	6th
Favorable utility rates	3rd
Most improved economic development policies	7th
Corporate tax environment	12th

Source: Area Development magazine - 3Q2018.

A primary factor in business success in today's competitive market is connectivity, and Indiana is among the leading states to develop a comprehensive fiber optic grid to serve its businesses. The map below demonstrates the coverage achieved through Indiana's commitment to technology. The "I-Light" fiber network runs adjacent to the Park 65 location.



**45 Acres For Sale  
or Build To Suit**



I - LIGHT  
INDIANA

The I-Light fiber network is currently only accessible to public institutions, higher learning or municipal uses.

<b>Total Site Area:</b> 124.98 Acres	Future Location of Illiana Tollway	<b>From</b>	<b>To Park 65</b>
<b>Building Site Area:</b> 111.24 Acres	Gary/Chicago International Airport	1-94 & I-65 Interchange	20 miles
<b>Total Building Area:</b> 1,631,298 SF	Radius indicators - 5, 15 & 30 mi.	1-57*	28 miles
	BNSF Logistics Park - Elwood	BNSF Elwood*	50 miles
	UP Joliet Intermodal Terminal	UP-Joliet Intermodal*	55 miles
		*Estimated, via Illiana Tollway	

# Location, Location, Location



## Industrial Park

- 125 total acres annexed and zoned for industrial development
- 112 acre industrial park supporting over 1.6 million SF in new development
- Construction to progress in three phases from south to north
- 80 acres sold
- Zoned INDUSTRIAL
- 45 acres remains available
- Site is outside of EPA's Non-Attainment Zone

## Logistics

- Located immediately off the full interchange of I-65 and Hwy. 2
- 17 miles to I-65/I-94 Interchange
- In close proximity to the future location of Illiana Expressway connecting I-65 with I-55

## Sustainability

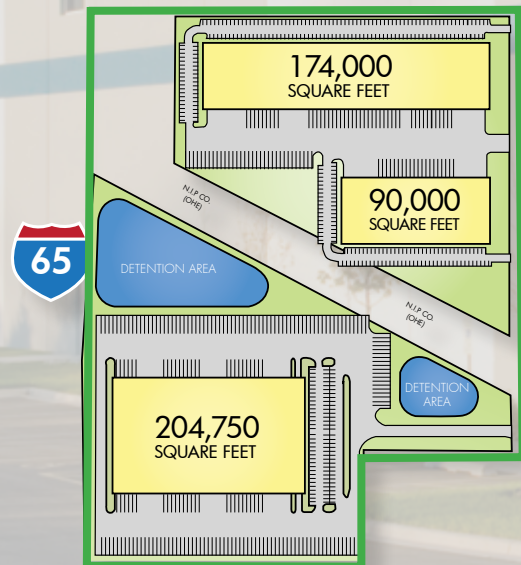
- State-of-the-art sustainable park design with green design and construction
- Carefully considered stormwater management strategy

## Infrastructure

- Abundant industrial water, gas and electric at site
- Route 2 & Colorado Street intersection upgraded based on projection of traffic generated by Park 65
- Telecommunications/Fiber Optic parallel to I-65

## Community

- Jobs will be created throughout all phases of the development and construction process
- Permanent regional jobs will be created upon completion of the project
- Upon completion, the 1.6 million SF project will ultimately generate significant tax revenue for local taxing authorities



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