

WESTPOINT BUSINESS PARK

Hendricks Power Cooperative

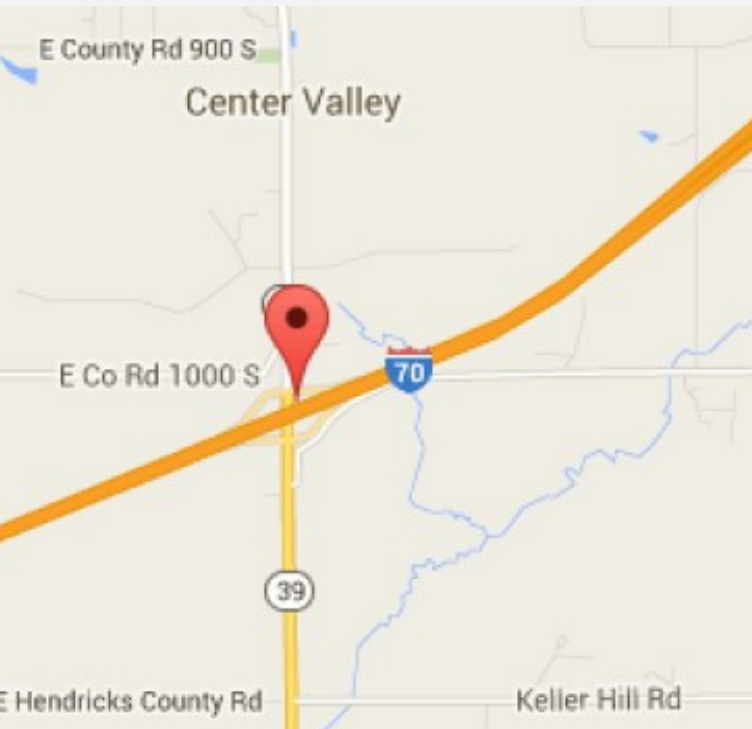
PLAY IN OUR PARK

At Westpoint Business Park, your job's a whole lot more fun. That's because this site takes the headache out of building your business. With a convenient location and a supportive infrastructure, this site is where you want to be.

SITE ADDRESS	TIME ZONE	OWNERSHIP	TOTAL ACREAGE	DEVELOPABLE	MIN LOT SIZE	ZONING	SITE COVENANTS	IMPACT FEES	FOREIGN TRADE ZONES
 9500 SOUTH STATE ROAD 39, MOORESVILLE, HENDRICKS CO., IN, 46158	 EASTERN	 PRIVATE	 555 ACRES	 555 ACRES	 10 ACRES	 N/A	 YES	 NO	 YES

PAIN-FREE LOGISTICS

Location matters, especially when you're figuring out how to handle logistics. At Westpoint Business Park, you'll have easy access to the highway, rail service, and the Indianapolis International Airport. That's about as painless as it gets.



UTILITIES



ELECTRIC UTILITY

Line KV Serving Site: 12.47 KV
Line KV Serving Substation: 138 KV
Dual Feed: YES



WATER UTILITY

Pipe Size: 24"
System Total Capacity: 252 MGD
System Available Capacity: 120 MGD



SEWER UTILITY

Pipe Size: 10"
System Available Capacity:
Expandable



NATURAL GAS

Service: 8" Steel /
Medium Pressure

WESTPOINT BUSINESS PARK

Hendricks Power Cooperative

HENDRICKS POWER COOPERATIVE KEEPS COSTS LOW

There's a reason people love member-owned electricity co-ops like Hendricks Power Cooperative. It's because they get great service while also paying less for electricity. Come see how our electricity cooperatives take a deliberately different approach to business.

LOGISTICS



DISTANCE TO HIGHWAY

<1 mile / <1.6 km to SR 39



DISTANCE TO AIRPORT

Indianapolis International Airport: 13 Miles

INCENTIVES



TAX RATES

State Corporate: 4.9%

State and Local Sales: 7%

Real Estate: 2.5%



EXEMPTIONS

Sales Tax (Data Centers):

Up to 25 years for investments less than \$750 million; Up to 50 years for investments greater than \$750 million.

Real Estate Tax Abatement:

An income tax credit for investment in the redevelopment of vacant land and buildings.

Tax Increment Financing:

Can possibly be considered by local leaders.



OTHER INCENTIVES

Fee Reductions:

Fee Reductions: Can possibly be considered by local leaders.

Hoosier Business Investment Tax Credit:

Corporate income tax credits that are calculated as a percentage of the eligible capital investment to support the project.

Innovative Energy:

WVPA offers market based rates and can build a custom renewable energy portfolio for members.



ADDITIONAL INFO

Expedited/Fast-Track Permitting:

Is a top priority for local leaders.

Public Infrastructure Funding:

Reimbursement for a negotiated portion of the actual total cost of infrastructure improvements needed to serve proposed project site.

Workforce Training:

Reimbursement of up to 50% of eligible training costs over the period of two calendar years from the commencement of the project.

CONTACT

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