











39 LOGISTICS PARK

Hendricks Power Cooperative

THE SITE YOU NEED

You've got the plan. You've got the capital. All you need is the site—and we think 39 Logistics Park is the one. With plenty of room for your business to grow, and a convenient location, this is the place where your business can thrive.

SITE ADDRESS	TIME ZONE	OWNERSHIP	TOTAL ACREAGE	DEVELOPABLE	MIN LOT SIZE	ZONING	SITE COVENANTS	IMPACT FEES	FOREIGN TRADE ZONES
 W. KELLER HILL RD, MOORESVILLE, HENDRICKS CO., IN	 EASTERN	 PRIVATE	 87 ACRES	 87 ACRES	 N/A	 PUD	 NO	 NO	 YES

CONVENIENCE LIVES HERE

With easy access to the highway and the Indianapolis International Airport, you'll be hard pressed to find a site that offers more convenience. Don't get twisted in knots trying to make logistics work at a bad location—choose a site where convenience is part of the deal.



UTILITIES



ELECTRIC UTILITY

Line KV Serving Site: 12.47 kV
Line KV Serving Substation: 138 kV



WATER UTILITY

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



SEWER UTILITY

System Available Capacity:
Expandable



NATURAL GAS

Service: 8" Steel /
Medium Pressure

39 LOGISTICS PARK

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HENDRICKS POWER COOPERATIVE WORKS FOR YOU

When your power comes from a member-owned electricity co-op like Hendricks Power Cooperative, it's basically like the power company works for you. That's because they aren't trying to make big profits—their main goal is to offer you reliable power at affordable rates.

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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