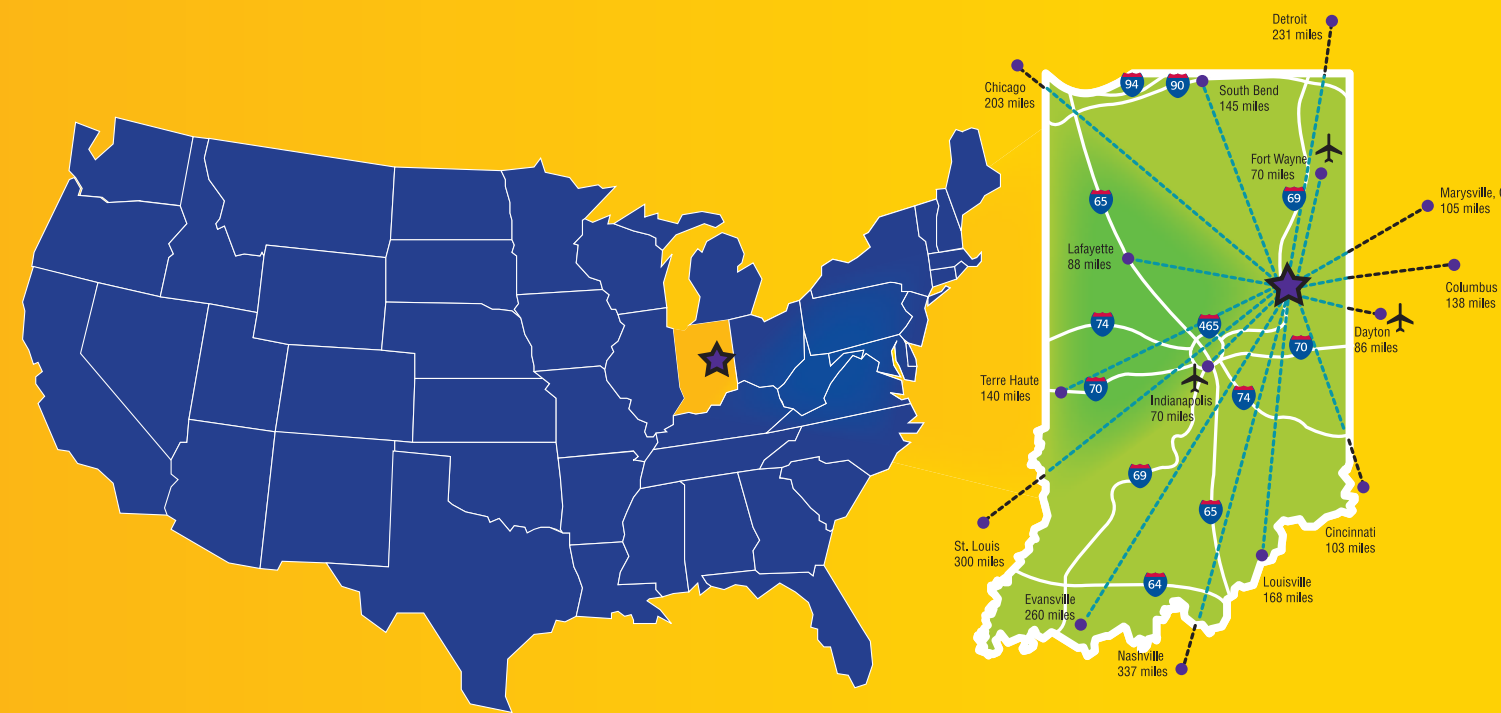


[ABOUT OUR COMMUNITY]

Muncie-Delaware County, Indiana is a dynamic community located 58 miles northeast of Indianapolis in the east central portion of the state. Muncie, the county seat, comprises nearly sixty percent of Delaware County's population. Our community is grounded with a diverse economic base that includes advanced manufacturing, information technology, logistics, and life science firms. Top notch educational institutions and a regional medical hospital grace the community. Ball State University (18,000 students) and Ivy Tech Community College (3,500 students) with nationally acclaimed educational departments and programs can provide your business with a wide assortment of quality applicants.

Muncie-Delaware County serves as a commercial, financial, and cultural center of the seven county East Central Indiana area. The community has a county labor force of approximately 56,000 people and a seven county regional workforce of more than 215,000 people.

City of Muncie: 22 sq miles / 14,214 acres
 Delaware County: 397 sq miles / 254,144 acres



**Muncie-Delaware County, Indiana
 Economic Development Alliance**



**Muncie-Delaware County, Indiana
 Economic Development Alliance**



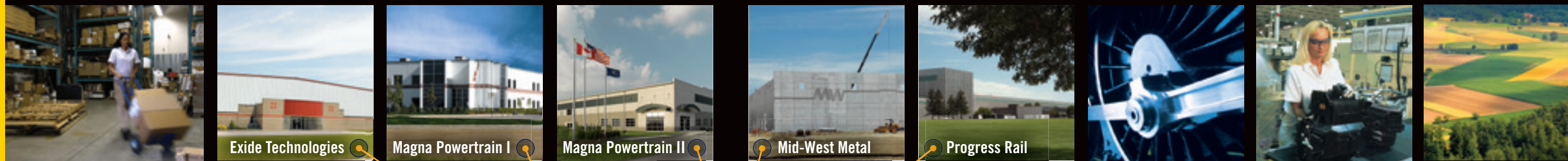
**INDUSTRIA CENTRE
 INDUSTRIAL PARK**

muncie.com

muncie.com

Muncie-Delaware County Economic Development Alliance
 401 South High Street, Muncie, Indiana, 47305
 phone: 1-800-336-1373 fax: 1-765-751-9151
 website: www.muncie.com
 email: economicdevelopment@muncie.com





Exide Technologies

Magna Powertrain I

Magna Powertrain II

Mid-West Metal

Progress Rail

INDUSTRIA CENTRE INDUSTRIAL PARK

- A 906-acre park with infrastructure in place along with hundreds of adjoining acres
- Tax Increment Financing (TIF) district in place covering 1,476 acres
 - Excellent labor pool
 - Supportive community



LOT ACREAGE

- 1 138.5 acres
- 2 171.5 acres
- 3 80 acres
- 4 14 acres
- 5 5 acres
- 6 32 acres
- 7 34 acres
- 8* 97 acres
- 9 11 acres
- 10 13 acres
- 11 7 acres
- 12 12 acres

*Formerly Lot 17

PARK DIMENSIONS

Overall Size: The Industria Centre Industrial Park encompasses more than 900 acres of land. Sites are fully-serviced and ready for immediate use. Within the park are two Community Revitalization Enhancement District (CReED) zones (see special legislation and shaded areas on the aerial image to the left).

WATER & SANITATION

Water: One 12" water main and one 16" water main serves the park. 8" lines are located throughout the park. Current capacity is 20 MGD and present demand is 9 MGD. Static Pressure (55 PSI)
Source: Indiana American Water

Sanitary Service: A 42" main serves the park.
Source: Muncie Sanitary District

COMMUNICATION

Telecommunications: Services provided by ATT, Comcast, Zayo, Indiana Fiber Network, IQuest, KDL, US Signal. Fiber optics are in place.

Internet: Numerous local internet providers are based in Delaware County.

ENERGY

Natural Gas: Vectren has various 2", 4", 6", and 10" gas lines serving the park.
Source: Vectren Energy

Electrical: 12.4kV distribution lines. Dual feed available.
Source: AEP - Indiana Michigan Power

TRANSPORTATION

There is four-lane access to Interstate 69 (north/south) via State Road 67 (9 miles) and Interstate 70 (east/west) via State Road 3 (23 miles).

Trucking: Delaware County is served by more than thirty trucking firms.

Air: Indianapolis International Airport (70 miles), Fort Wayne International Airport (82 miles) and Dayton Ohio International Airport (80 miles) provide commercial and air cargo services. Muncie's Johnson Field is a general aviation airport and can accommodate corporate aircraft.

Rail: Norfolk Southern serves the area with a track extending into the park from the main line which is 4,000 feet east of the park.

SOLID WASTE DISPOSAL

Jay County Landfill - 33 miles • Randolph Farms - 23 miles

SPECIAL LEGISLATION

Community Revitalization Enhancement District (CReED)
This program provides:

1. A 25% investment tax credit on "qualified investments" to existing and new buildings made in these areas
2. The potential for recapture of employee income taxes for up to 15 years (or the remaining term of the CReED zone)

There are nearly acres in the CReED zones.



The Industria Centre Industrial Park is strategically located with four-lane access to both Interstate 69 (north/south) and Interstate 70 (east/west).

Located within a day's drive of 60% of the U.S. population and retail trade market, the Industria Centre Industrial Park provides fully serviced business sites for small, medium and large-size businesses.

Call us at 1.800.336.1373

muncie.com



DELAWARE COUNTY'S MAJOR EMPLOYERS

Ball State University	3,741
IU Health, BMH	2,819
Muncie Community Schools	926
Sallie Mae	850
IBM Customer Service Center	675
Meridian Services	610
Muncie Sanitary District	531
First Merchants Corporation	526
Delaware County Gov. Offices	522
City of Muncie	465
Progress Rail	450
Marsh Food Supermarkets	400
Ivy Tech Community College	369
Wal-Mart	363
Lifetouch	362
Delaware Community Schools	346
Keihin Aircon North America	330
MPT Muncie/Magna Powertrain	325
Ontario Systems	300