

## MUNCIE, INDIANA:

# THE ONLY QUALIFIED DATA CENTER SITE IN INDIANA

**INDUSTRIA CENTRE SITE #17**  
SOUTH COWAN ROAD, MUNCIE, IN 47302

### PROPERTY DESCRIPTION:

The Industria Centre site's orientation is favorable for data center development. It offers strong utility infrastructure. The site is part of an industrial park with a total of 906 acres. ICS #17 has ≈97 acres of land available. Interstate 69 is 8 miles away and Interstate 70 is 23 miles away. Logistically, the Muncie area offers a temperate climate ideal for "free cooling" for data centers.

### DATA CENTER MODELING:

The pre-qualification analysis modeled a data center with 100,000 square feet of white space. It has been deemed appropriate for co-location and enterprise users.

### SITE DETAILS:

Available Acres: 97  
Type of Site: Industrial Site  
Zoning: Industrial Park  
Topography: Flat  
Setting: Industrial Park

### STATE TAX STRUCTURE / INCENTIVES\*:

Sales Tax – 7%  
Business Personal Property Tax – Yes  
Property Tax Abatements for Data Centers – Yes  
Located in a CRoED Zone – Yes  
TIF Agreements – Yes, 1,476 Acre District  
Job Training – Yes

\* SUBJECT TO QUALIFICATIONS AND AVAILABILITY

### LOCATION:

#### SITE LOGISTICS

- 48 miles northeast of Indianapolis
- Park bordered by industrial facilities, farmland and residential
- 488 of the park's 906 acres are currently developed
- State Rd. 67 (Muncie Bypass) ½ mile south
- I-69 is 8 miles west

#### PUBLIC TRANSPORTATION

- Delaware County Regional Airport – 6 miles
- Indianapolis International Airport – 74 miles

FIRE PROTECTION – Fire Stations 2 & 2.5 miles

## AEP QUALIFIED DATA CENTER SITE



- ▶ Third-party Verification by Biggins Lacy Shapiro & Co.
- ▶ Supportive of a 100,000 sq. ft. Raised Floor Mission Critical Facility
- ▶ Certified "favorable for data center development" appropriate for a stand-alone enterprise user or a co-location facility
- ▶ New Substation to be built on-site, served from 138 kV Transmission
- ▶ Served by Indiana Michigan Power: Indiana's lowest-cost provider of any investor-owned electric utility



This designation has been provided without any representation regarding the suitability of the property for a particular project or with respect to compliance with applicable laws, or regarding the presence of infrastructure.

### AVAILABLE UTILITY RESOURCES

#### POWER

- Electric Service Provider: Indiana Michigan Power
- Cost of Power: \$.0475/kWh (assumes 10 MW)
- 138kV Transmission service: 12-18 months delivery date
- Dual circuit 138kV service available
- 34kV service also available
- Data center analysis design load capacity in excess of 20MW

#### FIBER AND TELECOMMUNICATIONS

- Several long haul fiber carriers in close proximity
- Adequate bandwidth
- Muncie is a major fiber connection point for multiple networks
- Major points of presence (POPs) in downtown Muncie

#### GAS

- Gas Service Provider: Vectren Energy
- 4" medium pressure (50 PSI)

#### WATER

- Water Service Provider: Indiana American Water
- 12", 16" main. 8" distribution 55 PSI
- Capacity for park is 20 million GPD

#### SEWER

- Wastewater & Sewer Service Provider: Muncie Sanitary District
- Capacity in excess of 500,000 GPD



*A unit of American Electric Power*

SCAN this QR code for more info ▶



Muncie-Delaware County, Indiana  
Economic Development Alliance

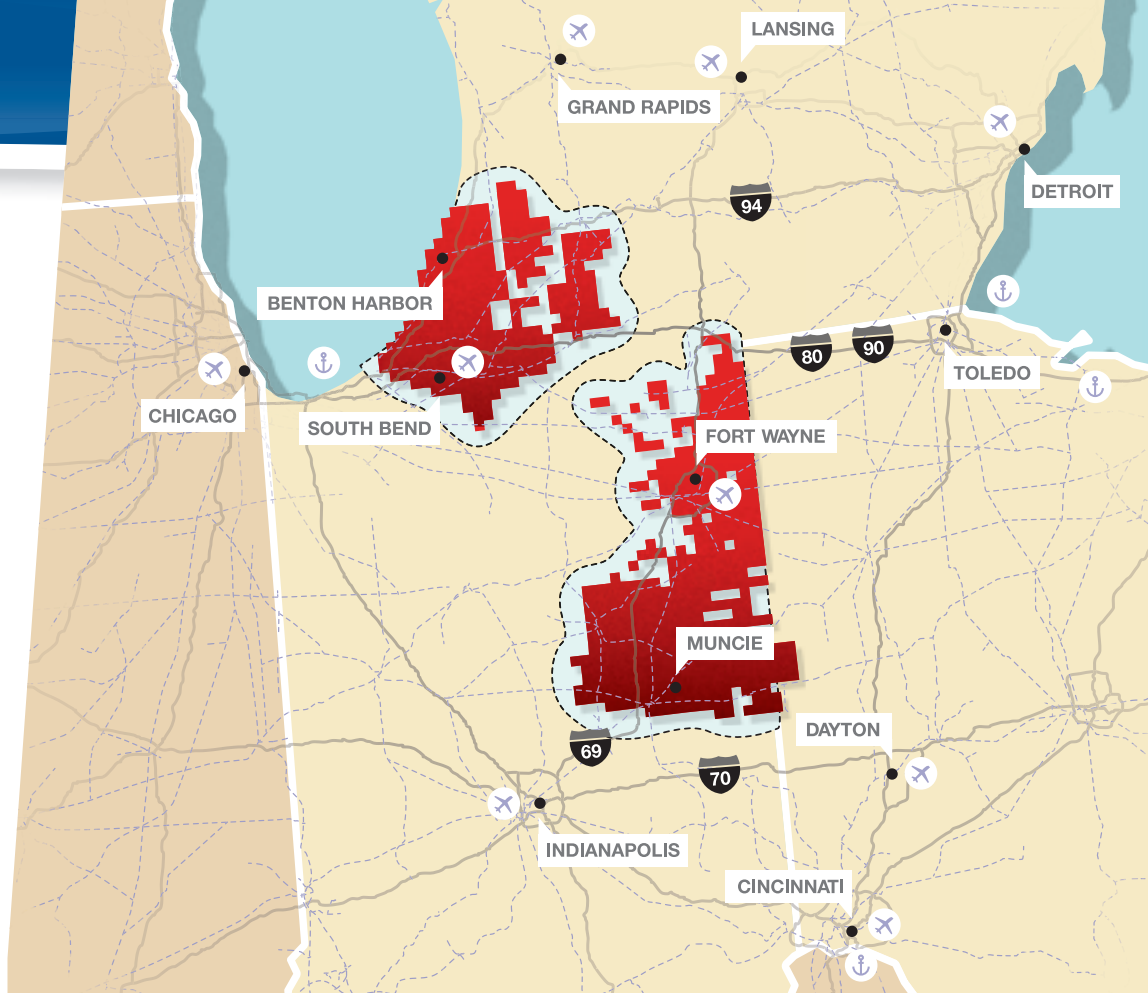
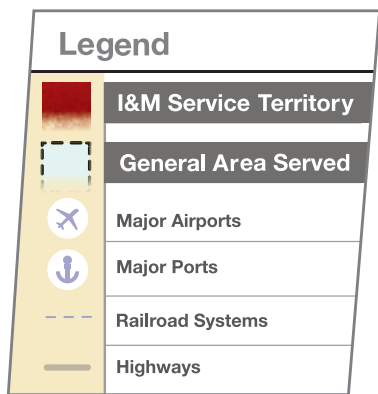


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A unit of American Electric Power

# I&M SERVICE TERRITORY



## INDIANA INCENTIVES

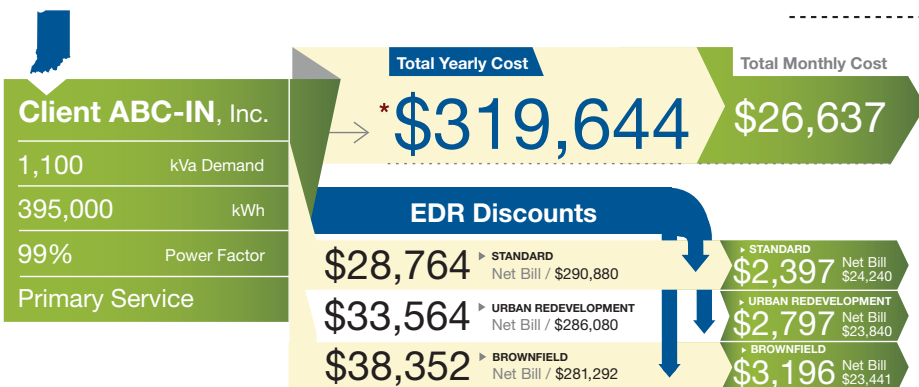
Indiana Michigan Power offers Economic Development Rider (EDR) incentives to new and expanding businesses within its service territory. Qualifying

customers may obtain a reduction in the cost of demand over a three-year period. For industrial customers, the demand charge is typically the most significant portion of the overall bill.

I&M offers three levels of EDRs: **STANDARD, URBAN REDEVELOPMENT** (for vacant buildings) and **BROWNFIELD** (meeting brownfield status requirements from State or Federal law.)

## I&M'S ECONOMIC DEVELOPMENT RIDER REDUCES COSTS

To illustrate the potential savings, we've created a fictional Indiana company with the following assumptions:



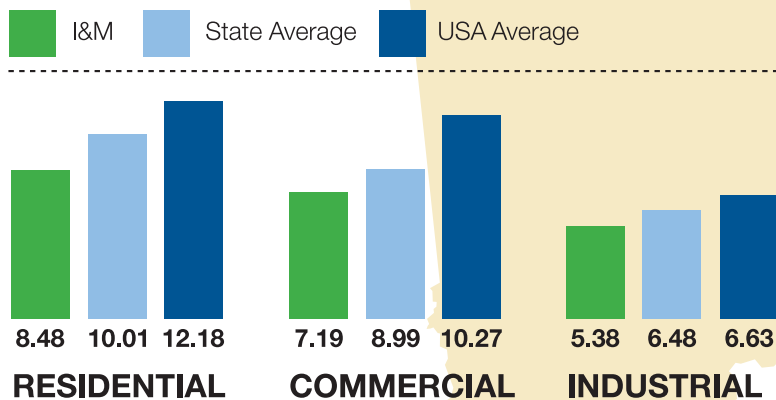
\*Based on rates in effect March 15, 2013 03/13

## INDIANA I&M RATES

In Indiana, our industrial rates are **17% LESS** than the state average and **19% LESS** than the national average.

### CENTS PER KILOWATT-HOUR

\* 12 months ending June 30, 2012 for investor owned utilities.



Source: EEI Typical Bills Average Rates Report Summer 2012



Muncie-Delaware County, Indiana  
Economic Development Alliance

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