

FOR SALE OR LEASE
3701 Brooks Drive
New Castle, IN 47362



NEW CASTLE - HENRY COUNTY INDUSTRIAL PARK

PROPERTY OVERVIEW

- 50,000 total square feet (expandable to 200,000 square feet)
- Speculative shell building with crushed aggregate floor, ready for customization to exact specifications
- All utilities to site
- Located in a tax increment finance (TIF) district, is less than two miles from Interstate 70, and approximately 44 miles from Indianapolis



CONTACT

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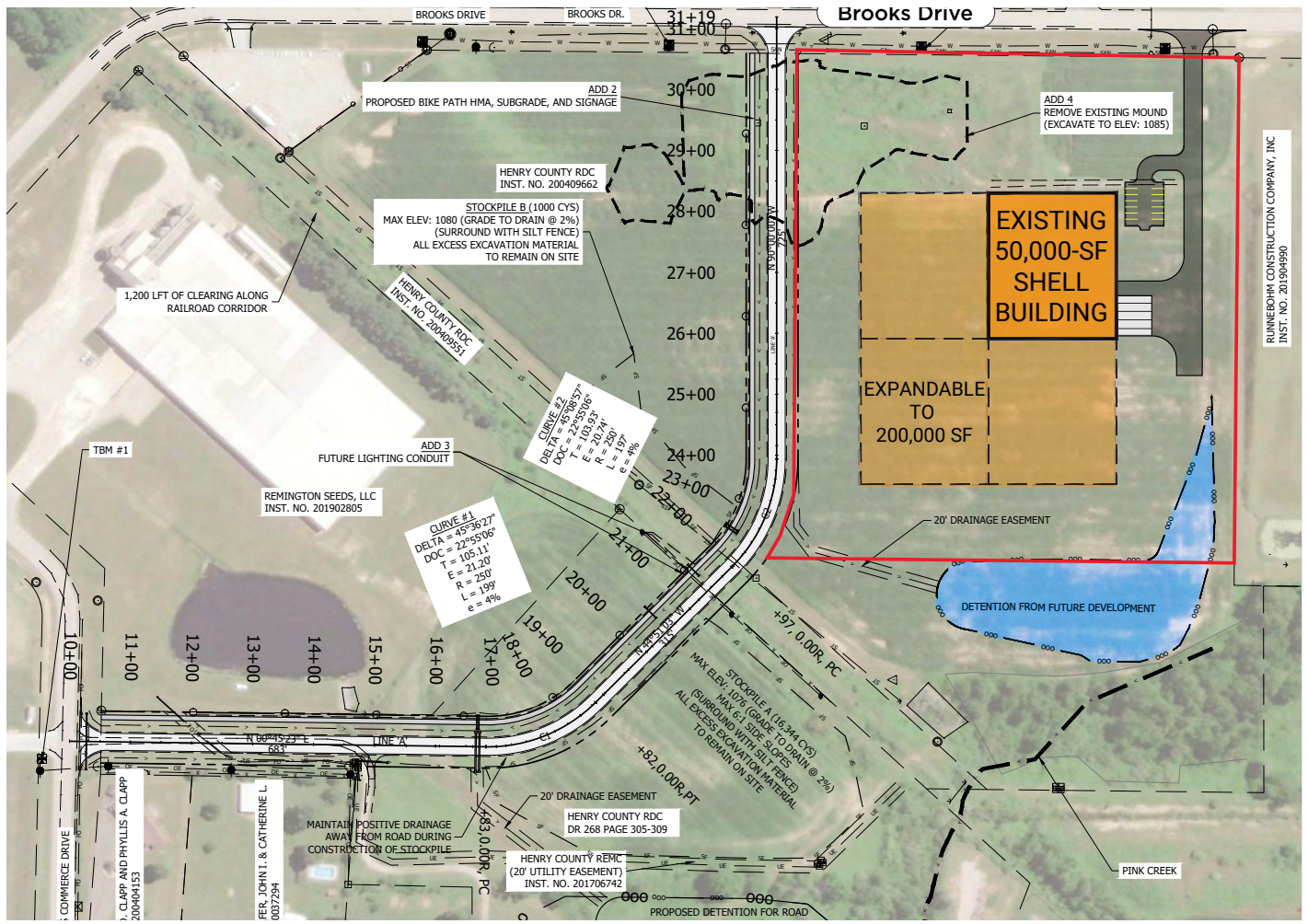
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SITE PLAN



PROPERTY HIGHLIGHTS

Total Building SF	50,000 SF	Fire Protection	BTS
Expandable SF	200,000 SF	Electrical	BTS
Construction	Steel and insulated metal panel	Dock Doors	4
Land Area	±13.270 acres	Drive-Ins	1
Office Area	BTS	Zoning	Light Industrial & Overlay District
Clear Height	32'	Parking	14 Auto spaces (expandable)
Column Spacing	80' x 30'		

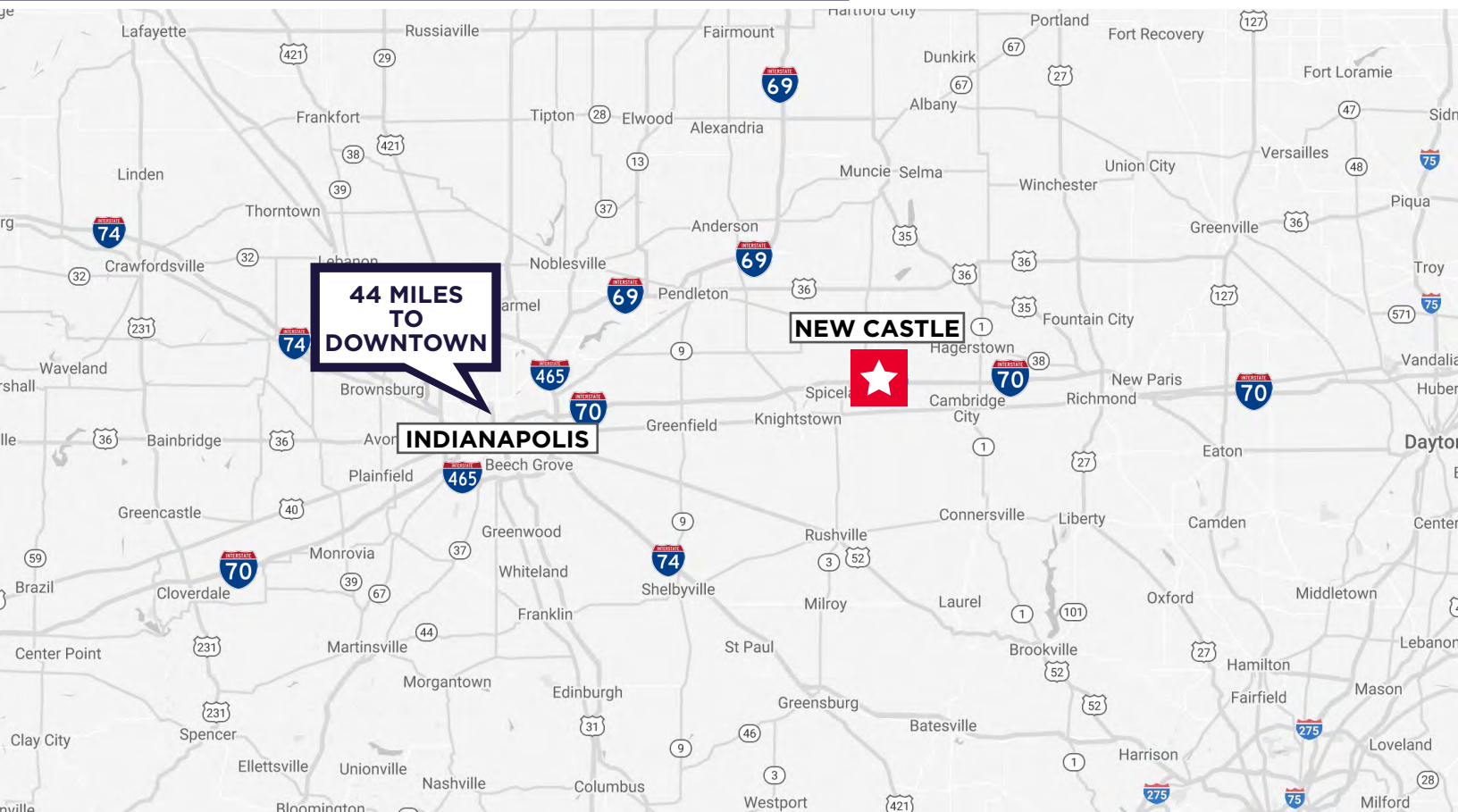
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AERIAL



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LOCATION, LOCATION, LOCATION

- New Castle is located within Henry County and is an ACT Certified Work Ready community, providing a large pool of qualified employee options.
- Notable distributors/manufacturers within Henry County include: Boar's Head; TS-Tech Americas, Inc.; Draper, Inc.; and Crown Equipment Corporation just to name a few.
- Henry County, Indiana, offers a dynamic, diverse, and welltrained workforce. Additionally, the community attracts labor from densely populated areas including Muncie, Richmond, Anderson, and Indianapolis. With interstate and four-lane road access to these communities, Henry County boasts a labor shed of 236,000.
- New Castle is conveniently located near I-70 and is approximately 44 miles east-northeast of Indianapolis.

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