

MARKLAND

B U S I N E S S P A R K

Opportunity on the Ohio

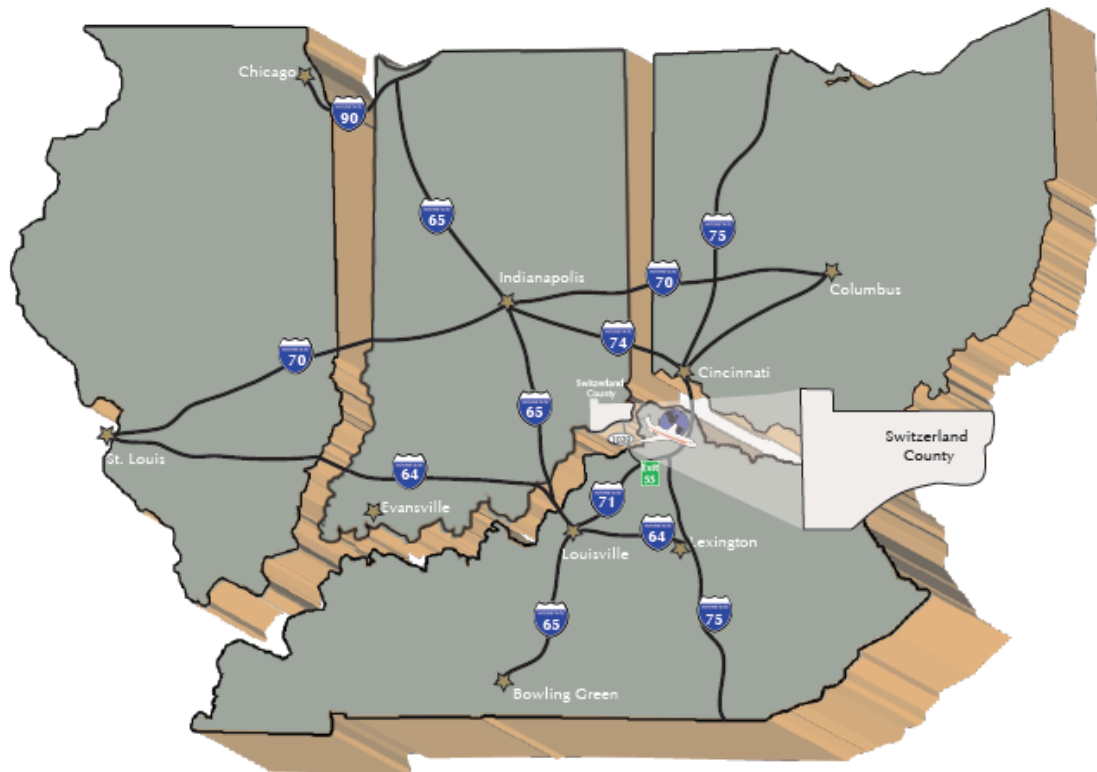
Location

The Markland Business Park is near the southeast corner of Indiana, in Switzerland County. The site is within convenient reach of the Greater-Cincinnati, Northern Kentucky and Greater-Louisville regions. Within a five-minute drive of the park are Interstate 71, the Belterra Resort and Casino and the Kentucky Speedway. The Markland Business Park is a 35 minute drive from the Greater Cincinnati International Airport. The site is a seventy-minute drive from the Honda facility in Greensburg, Indiana and a one-hour drive from the Toyota facility at Georgetown, Kentucky. This site has been certified as *Shovel Ready* by the State of Indiana.



The Switzerland County region has experienced rapid growth in recent years. Manufacturers that have chosen to locate with ten miles of the Markland Business Park site include Dow Corning, North American Stainless, Swiss Caps, Gallatin Steel, Airgas, and Steel Technologies. **Here is why businesses want to be in our region:**

Strategic Location



Our location allows a manufacturer or distributor to service a wider range of metropolitan markets from one facility. We are proud to offer our businesses the low cost and flexibility of a rural area with the convenience and amenities typically found only in larger cities.

Interstate and International Airport Access

The Markland Business Park is five miles from Interstate 71 via the newly constructed Kentucky Highway 1039. This puts the park within a 35 minute drive of the Greater Cincinnati International Airport and a one-hour drive from the Louisville International Airport. A reconstructed Indiana 129 puts the site seventy minutes from Greensburg, Indiana.

Taxes and Incentives

Switzerland County is proud to offer some of the lowest tax rates in Indiana. Aggressive incentive packages are also available for targeted industries. Available incentives include property tax abatements, infrastructure assistance,

real estate and location assistance. We are willing to partner with businesses on additional programs to assist with capital access.

Demographics and Workforce

The Markland Business Park draws from a regional workforce of over 320,000 workers. Switzerland County's labor costs have consistently been among the lowest in the region. Our region also provides an ample supply of technically trained and professional workers.

Training and Assistance

Both Switzerland County and Indiana are dedicated to meeting specific workforce training needs of new employers. We do this through a variety of tools including, skill assessments, job matching, training grants and assistance, and customized training programs developed by our community college network. Switzerland County's tri-state location enables it to partner with over a dozen universities, colleges and technical schools to meet training needs.

Switzerland County is part of a regional initiative to create an advanced manufacturing worker training network in Southeast Indiana. This project will enable our region to provide a "pipeline" of trained workers and to ensure that training capacity exists to meet the changing need of our industries.

Technology Assistance

Locating in Switzerland County gives a business access to Indiana's industry-lead technology resources. Research institutions within a one-hour drive of Switzerland County include University of Cincinnati, University of Kentucky, University of Louisville, and Xavier University. Technical assistance from Purdue University, Indiana University and Ball State University is also available.

Land and Utilities Available

The park contains 116 acres, which is dividable. It has state highway access via Indiana Highway 156 and Kentucky 1039. The park is fully serviced by utilities with enough capacity to service most industrial needs. The site has a wide electrical capability and is within 1000 feet of an electrical substation. Pricing is negotiable based on capital investment and job creation.

Government and Permitting

The Markland Business Park is in an air quality attainment area, simplifying the permitting process. Switzerland County is committed to helping new businesses get the permitting they need at the local and state levels. Our local permitting is simple with priority given to business park tenants.

Quality of Life

Switzerland County provides its citizens with all of the benefits of a rural community as well as recreational and cultural amenities typically only found in larger cities. This includes award-winning schools, beautiful conference and meeting facilities, the arts, renowned golf courses and popular entertainment.

Current Development Status

The Markland Business Park is currently under development, but some ***sites are ready to build now!*** Switzerland County is willing to customize the park's remaining development around the needs of early tenants.

For more information, contact Jon Bond, President, Switzerland County Economic Development Corporation, (812)427-9100, or by e-mail at jcbond@switzerlandusa.com.

