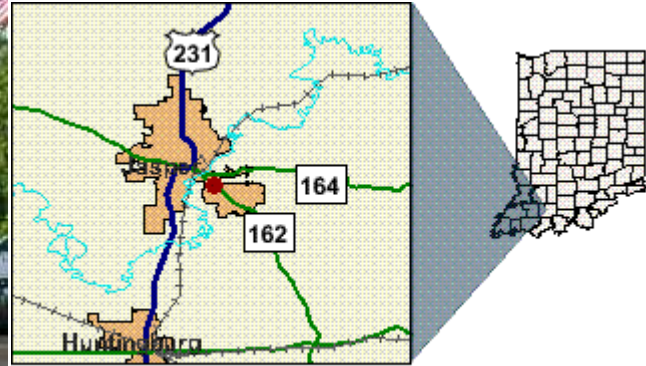




Dubois REC Facility

458 Third Avenue Jasper, IN 47546



Location

Street Address	458 Third Avenue
City	Jasper
County	Dubois
Township	Bainbridge
State	IN
Zip Code	47546
Type	Building

Site Details

Site		Utility	
Minimum Acres Available	3.99	Electric Power Provider	City of Jasper
Maximum Acres Available	3.99	Electric Service at Property	Yes
Total Acres Available	3.99	Typical Voltage Available	225
Within city/town limits	Yes	Maximum Voltage Available	5,000
Located in Industrial Park	No	Phases Available	3 phase
Platted Lot in Industrial Park	No	Dual Feed Service Available	No
Certified Tech Park	No	Distance to Substation (Feet)	3,000
Customer Parking Spaces	Yes	Size of Substation (KVA)	20,000
Type of Customer Parking	paved lot in front	Dual Feed Substation	yes
Employee Parking Spaces	Yes	Building Electric Service Volts	240
Type of Employee Parking	parking on both side	Building Electric Service Phase	3 phase
ALTA Land Survey	No	Building Electric Service Amps	800
Phase I Environmental Report	No	Natural Gas Service Provider	City of Jasper
Phase II Environmental Report	No	Natural Gas Service at Property	No
Geotechnical Report	No	Distance to extend main (Feet)	200
Flood Plain	No	Natural Gas Main Size (Inches)	2
Percent in Flood Plain	0	Natural Gas Main Pressure (PSI)	35
Building		Water Provider	City of Jasper
Total Building Square Feet	22,818	Water Service at Property	Yes
Minimum Square Feet Available	11,950	Water Main Size (Inches)	8
Maximum Square Feet Available	22,818	Water Main Pressure (PSI)	62
Square Feet of Office Space	7,583	Building Water Service Lateral Size	1
Square Feet of Warehouse Space	13,028	Sanitary Sewer Service Provider	City of Jasper
Basement	No	Sanitary Sewer Service at Site	Yes
Passenger Elevator	No	Sewer Main Size (Inches)	8
Freight Elevator	No	Pre-Treatment Requirements	Yes
Multi Tenant Building	No	Telecommunications Service Provider	Verizon
Building Type	Other	Telecommunications at Property	Yes
		Internet Service Provider	PSC

Building Environment	Free Standing Comercial Site
Floor to Ceiling Height Minimum (Feet)	8
Building Construction Material	masonry and steel
Dock Doors without Levelers	1
Heating System	geo thermal in office , electric space heat garage
Air Conditioning	Office and 2 shop bays
Sprinkler System	No
Water Tank	No
ADA Compliant	Yes
Employee Cafeteria	No
Employee Lunch/Break Room with Vending	Yes
Overhead Crane	Yes
Number of overhead cranes	1
Crane Bay Length (Feet)	15
Crane Bay Width (Feet)	14
Crane Capacity (Tons)	2
Crane Clearance Under Hook (Feet)	16
Cooler	No
Freezer	No
USDA Approved for Food Processing	No
Building Networked	Yes

Sale/Leasing

Ownership	Private
Divisible/Subdivisible	Yes
For Sale	Yes
Sale Price	\$1,000,000
For Lease	No

Jurisdiction

Zoning/Planning Authority	City of Jasper
Zoning Code/Description	Heavy Industrial
Current Land Use	Industrial
Economic Revitalization Area	No
Tax Increment Financing Area (TIF)	No
Enterprise Zone	No
Brownfield Redevelopment Site	No
Airport Development Zone	No
Within One of Indiana's Ports	No

Contact Information

Donald Book

Company	Dubois REC, Inc.
Address	458 Third Avenue
City	Jasper
State	IN
Zipcode	47546
Phone	812-482-5454
Fax	812-482-7015
Email	dbook@duboisrec.com

Internet Service at Property	Yes
Type of Service Available	Fixed wireless and T-1

Transportation

Interstate Route Number	64
Distance to Nearest Interstate (Miles)	14
Federal/State Highway Number	162
Distance to Nearest Federal or State Highway (Miles)	0.1
Traffic Count	20,110
Is Public Transit Available	No
Rail Access On Site	No
Rail Spur into the Building	No
Rail Spur is Below an Overhead Crane	No
Dock Doors for Railroad Cars	No
Barge Access On Site	No

Property Tax

Property Tax Jurisdiction	City of Jasper
State Property Tax ID Number	19002
Total Assessed Value	\$791,900
Current Annual Property Taxes	\$15,266
Tax Year	2006

Owner

Owner Name	Don Book
Owner Company	Dubois REC, Inc
Owner Address	458 Third Avenue
Owner City	Jasper
Owner State	IN
Owner Zip Code	47546
Owner Phone	812-482-5454
Owner Fax	812-482-7015
Owner E-Mail	dbook@duboisrec.com
Owner Web Site	www.duboisrec.com

Notes about this site.

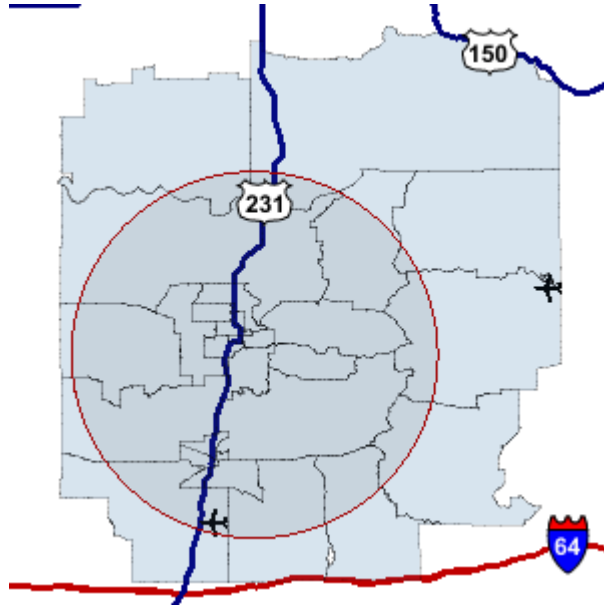
warehouse could be divided from office

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Dubois REC Facility

10 Mile Demographic Radius Report

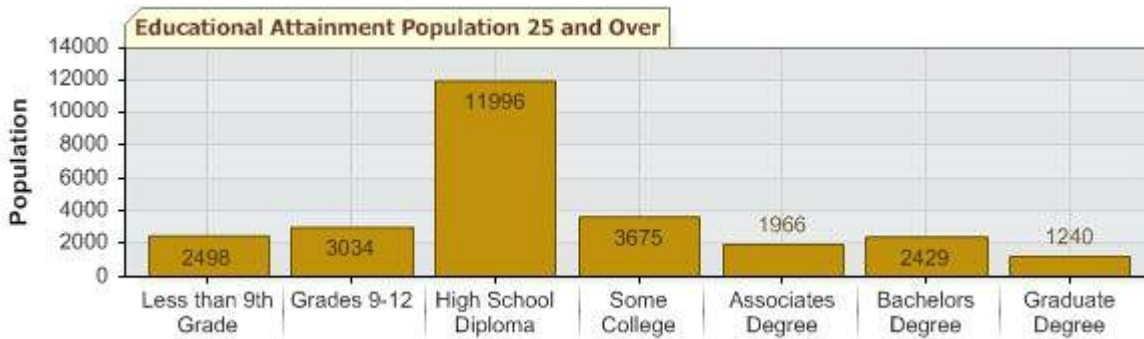


Population

	Number	%
Total Estimated Population	40,914	100%
Population in the Labor Force	22,804	55.7%
Population by working age 20-64	24,237	59.2%

Educational Attainment

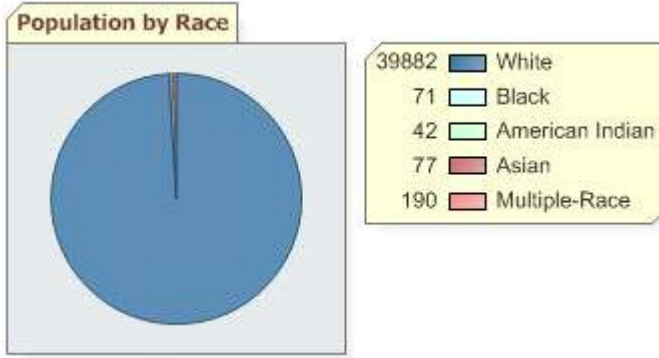
	Number	%
Total Adult Population (25 +)	26,838	100%
Less than Grade 9	2,498	9.3%
Grades 9-12, no diploma	3,034	11.3%
High School Graduate	11,996	44.7%
Some College, No Degree	3,675	13.7%
Associates Degree	1,966	7.3%
Bachelors Degree	2,429	9.1%
Graduate Degree	1,240	4.6%



Population by Race

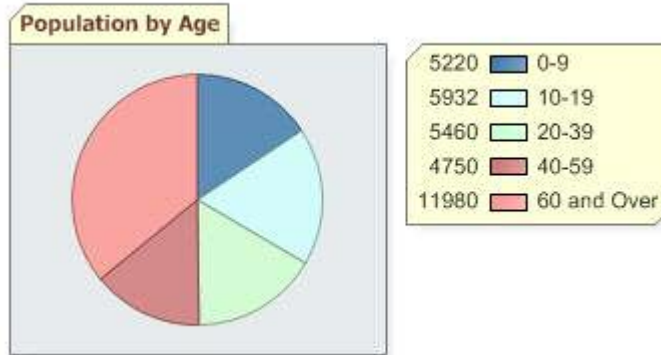
	Number	%
Total Population (all ages)	40,914	100%
White	39,882	97.5%

Black	71	0.2%
American Indian	42	0.1%
Asian	77	0.2%
Multiple-Race	190	0.5%
Ethnicity:		
Hispanic	1,650	4.0%



Population by Age

	Number	%
Total Population	40,914	100%
0 to 9	5,220	12.8%
10 to 19	5,932	14.5%
20 to 29	5,460	13.3%
30 to 39	4,750	11.6%
40 to 59	11,980	29.3%
60+	7,572	18.5%

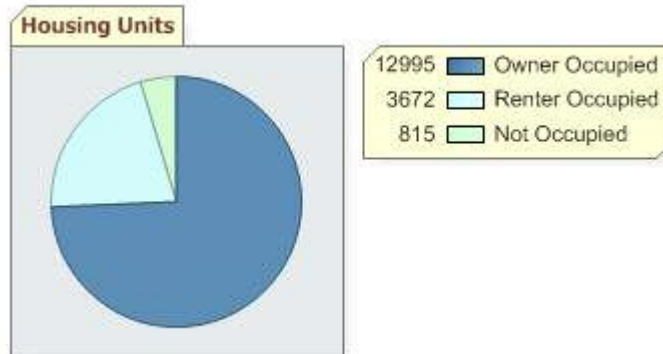


Household Income

	Number	%
Total Households	16,667	100%
Less than \$30,000	4,034	24.2%
\$30,000 to \$49,000	3,687	22.1%
\$50,000 to \$100,000	6,641	39.8%
\$100,000 or more	2,305	13.8%

Housing

	Number	%
Total Housing Units	17,482	100%
Occupied by Owner	12,995	74.3%
Renter Occupied	3,672	21.0%



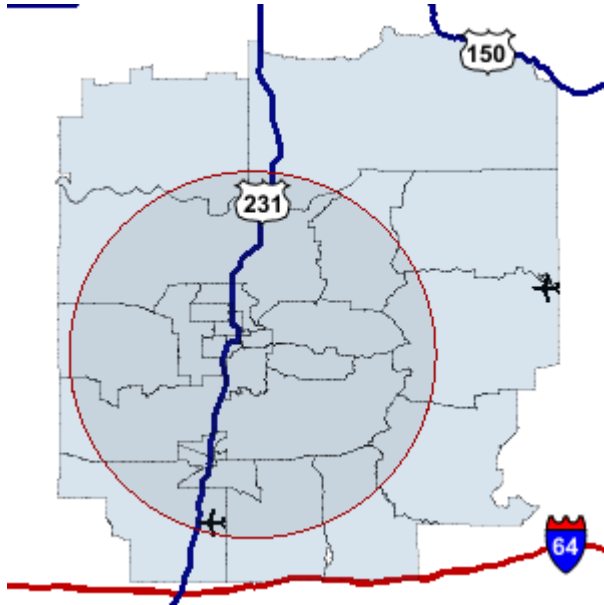
Source: Applied Geographic Solutions



Dubois REC Facility

458 Third Avenue Jasper, IN 47546

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	1,832
Jobs	27,522

Establishments by Range of Employees

	Number	% Dist.
1 to 20	1,611	87.9%
20 to 50	111	6.1%
50 to 99	53	2.9%
100 to 249	39	2.1%
250 to 499	10	0.5%
500+	8	0.4%

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	3,175	11.5%
Professional Specialty Occupations	3,425	12.4%
Sales Professionals	708	2.6%
Technologies and Technicians	941	3.4%
Sales Workers and Clerks	2,854	10.4%
Administrative Support Workers	5,101	18.5%
Technical, Sales, and Administrative: Field Occupations	48	0.2%
Private Household Service	6	0.0%
Protective Services	370	1.3%
Other Services: Site Based	3,352	12.2%
Other Services: Field Based	131	0.5%
Farming, Forestry, and Fishing	585	2.1%

Precision, Craft, and Repair: Site Based	3,004	10.9%
Construction, Repair, and Mining: Field Based	670	2.4%
Machine Operators, Assemblers, and Inspectors	1,189	4.3%
Transportation and Materials Moving Workers	881	3.2%
Handlers, Helpers and Laborers	967	3.5%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	1,832	100%	27,522	100%
Agriculture, Forestry and Fishing	32	1.7%	67	0.2%
Agricultural Services	31	1.7%	131	0.5%
Coal and Ore Mining	5	0.3%	169	0.6%
Oil and Gas	0	0	0	0
General Construction	41	2.2%	290	1.1%
Heavy Construction	77	4.2%	453	1.6%
Food Manufacturing	9	0.5%	641	2.3%
Tobacco Manufacturing	0	0	0	0
Textile Mills	0	0	0	0
Apparel and Textile Manufacturing	0	0	0	0
Lumber and Wood Production	20	1.1%	1,394	5.1%
Furniture Manufacturing	45	2.5%	5,610	20.4%
Paper Manufacturing	1	0.1%	16	0.1%
Printing and Publishing	7	0.4%	81	0.3%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Chemicals	4	0.2%	914	3.3%
Petroleum Refining	0	0	0	0
Rubber and Plastics	2	0.1%	48	0.2%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	2	0.1%	27	0.1%
Metals Fabrication	6	0.3%	197	0.7%
Machinery and Equipment Manufacturing	14	0.8%	150	0.5%
Transportation	48	2.6%	657	2.4%
Travel Services	4	0.2%	12	0.0%
Transport Services	7	0.4%	38	0.1%
Communications	12	0.7%	85	0.3%
Utilities	8	0.4%	89	0.3%
Durables Wholesale	65	3.5%	646	2.3%
Non Durables Wholesale	40	2.2%	333	1.2%
Building Materials, Hardware and Garden	30	1.6%	453	1.6%
General Merchandise Stores	13	0.7%	836	3.0%
Food Markets	10	0.5%	386	1.4%
Convenience Stores	17	0.9%	91	0.3%
Other Food Stores	10	0.5%	254	0.9%
Auto Dealers and Gas Stations	42	2.3%	476	1.7%
Clothing Stores	20	1.1%	110	0.4%
Furniture Stores	16	0.9%	924	3.4%
Home Furnishings	13	0.7%	70	0.3%
Electronics and Computer Stores	6	0.3%	17	0.1%
Music Stores	4	0.2%	26	0.1%
Restaurants	70	3.8%	1,001	3.6%
Other Food Service	11	0.6%	292	1.1%
Bars	8	0.4%	37	0.1%
Drug Stores	7	0.4%	61	0.2%
Liquor Stores	6	0.3%	48	0.2%
Specialty Stores	87	4.7%	562	2.0%
Catalog and Direct Sales	5	0.3%	302	1.1%

Banks and Financial Institutions	52	2.8%	563	2.0%
Insurance Carriers	1	0.1%	2	0.0%
Insurance Agents and Brokers	51	2.8%	138	0.5%
Real Estate	47	2.6%	206	0.7%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Hotels and Lodging	8	0.4%	57	0.2%
Dry Cleaning and Laundry	11	0.6%	27	0.1%
Beauty and Barber Shops	47	2.6%	119	0.4%
Other Personal Service	36	2.0%	101	0.4%
Advertising	11	0.6%	75	0.3%
Computer Services	5	0.3%	20	0.1%
Other Business Services	36	2.0%	185	0.7%
Auto Repair/Services	51	2.8%	1,565	5.7%
Miscellaneous Repair Services	21	1.1%	58	0.2%
Motion Pictures	7	0.4%	25	0.1%
Entertainment and Recreation Services	33	1.8%	268	1.0%
Health and Medical Services	153	8.4%	785	2.9%
Hospitals	23	1.3%	1,880	6.8%
Legal Services	27	1.5%	98	0.4%
Primary and Secondary Education	26	1.4%	799	2.9%
Colleges and Universities	4	0.2%	78	0.3%
Social Services	50	2.7%	833	3.0%
Child Care Services	7	0.4%	41	0.1%
Museums and Zoos	1	0.1%	1	0.0%
Membership Organizations	84	4.6%	374	1.4%
Professional Services	47	2.6%	122	0.4%
Government	102	5.6%	967	3.5%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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