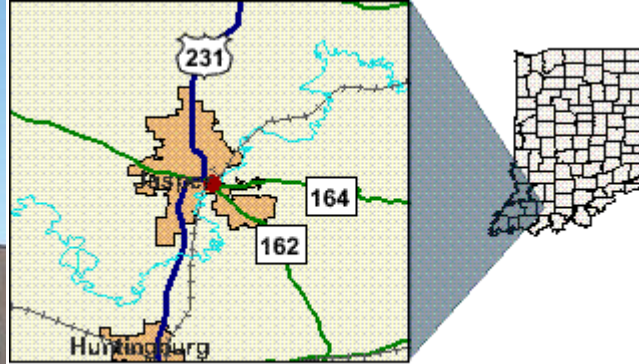


Hoosier Desk Building

Mill Street and State Rd 162 Jasper, IN 47546



Location

Street Address	Mill Street and State Rd 162
City	Jasper
County	Dubois
Township	Bainbridge
State	IN
Zip Code	47546
Type	Building

Site Details

Site		Utility	
Within city/town limits	Yes	Electric Power Provider	City of Jasper
Located in Industrial Park	No	Electric Service at Property	Yes
Platted Lot in Industrial Park	No	Typical Voltage Available	240
Certified Tech Park	No	Phases Available	single
Customer Parking Spaces	Yes	Dual Feed Service Available	No
Type of Customer Parking	street parking and lot	Distance to Substation (Feet)	3,000
ALTA Land Survey	No	Size of Substation (KVA)	20,000
Phase I Environmental Report	No	Dual Feed Substation	yes
Phase II Environmental Report	No	Building Electric Service Volts	240
Geotechnical Report	No	Building Electric Service Phase	single
Building		Building Electric Service Amps	400
Total Building Square Feet	40,000	Natural Gas Service Provider	City of Jasper
Minimum Square Feet Available	40,000	Natural Gas Service at Property	Yes
Maximum Square Feet Available	40,000	Natural Gas Main Size (Inches)	2
Square Feet of Warehouse Space	40,000	Natural Gas Main Pressure (PSI)	35
Number of Floors	3	Building Natural Gas Service Lateral Size	2
Basement	No	Water Provider	City of Jasper
Passenger Elevator	No	Water Service at Property	Yes
Freight Elevator	Yes	Water Main Size (Inches)	12
Multi Tenant Building	Yes	Water Main Pressure (PSI)	80
Current Major Tenants	warehousing by area businesses	Building Water Service Lateral Size	2
Building Type	Industrial	Sanitary Sewer Service Provider	City of Jasper
Building Environment	Stand Alone Industrial Site	Sanitary Sewer Service at Site	Yes
Building Construction Material	brick and wood	Sewer Main Size (Inches)	8
Retail Frontage	Yes	Waste Water Treatment Plant Available Capacity	1,000,000
Dock Doors without Levelers	4	Pre-Treatment Requirements	Yes
Sprinkler System	Yes	Internet Service Provider	Fullnet, PSCI, Verizon
Fire Pump	No	Internet Service at Property	Yes
		Type of Service Available	ALL

Water Tank	No
Employee Cafeteria	No
Employee Lunch/Break Room with Vending	No
Employee Lunch/Break Room without Vending	No
Overhead Crane	No
Cooler	No
Freezer	No
USDA Approved for Food Processing	No

Sale/Leasing

Ownership	Private
For Sale	No
For Lease	Yes

Jurisdiction

Zoning/Planning Authority	City of Jasper
Current Land Use	retail and warehousing
Economic Revitalization Area	No
Tax Increment Financing Area (TIF)	No
Enterprise Zone	No
Brownfield Redevelopment Site	No
Airport Development Zone	No
Foreign Trade Zone or Sub-Zone	No
Within One of Indiana's Ports	No

Transportation

Interstate Route Number	64
Distance to Nearest Interstate (Miles)	15
Federal/State Highway Number	162
Distance to Nearest Federal or State Highway (Miles)	0.1
Is Public Transit Available	No
Name of Commercial/International Airport	Evansville Regional
Distance to Commercial Airport (Miles)	50
Name of General Aviation Airport	Huntingburg Airport
Distance to General Aviation Airport (Miles)	8
Largest General Aviation Airport Runway	5,000
Distance to Railroad (Miles)	0.1
Rail Access On Site	No
Rail Service Provider	Norfolk Southern & Dubois County RR
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
Name of Port	Rockport Terminal
Distance to Nearest Port (Miles)	35

Property Tax

Property Tax Jurisdiction	City of Jasper
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Contact Information

Ken Sternberg

Company	Sternberg's
Address	601 Main Street
City	Jasper
State	IN
Zipcode	47546
Phone	812-482-1477

Robert Grewe

Company	Dubois County Area Development Corporation
Address	1103 Main Street
City	Jasper
State	IN
Zipcode	47546
Phone	812-482-9650
Fax	812-482-9421
Email	bgrewe@DCADC.org
Webpage	www.DCACDC.org
Cell Phone	812-631-4767

Indiana Economic Development Corporation

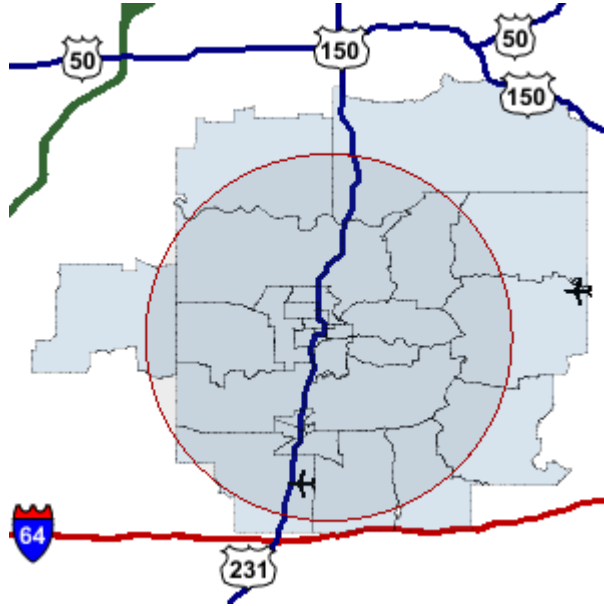
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Hoosier Desk Building

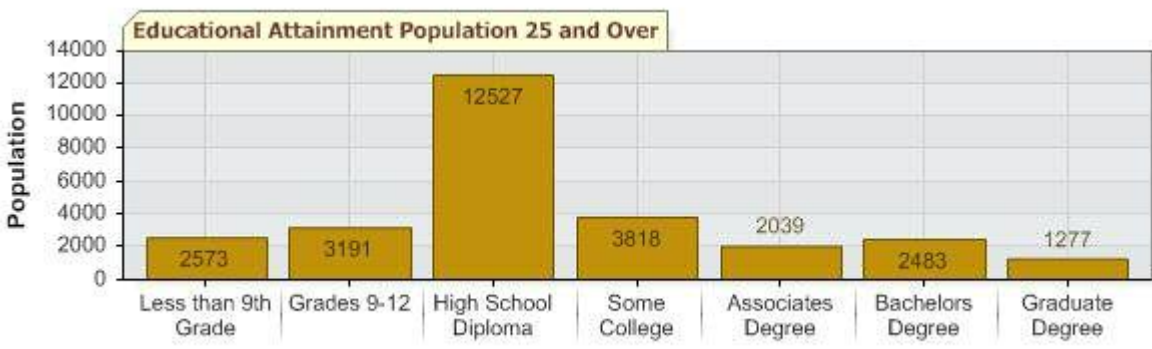
Mill Street and State Rd 162 Jasper, IN 47546

10 Mile Demographic Radius Report



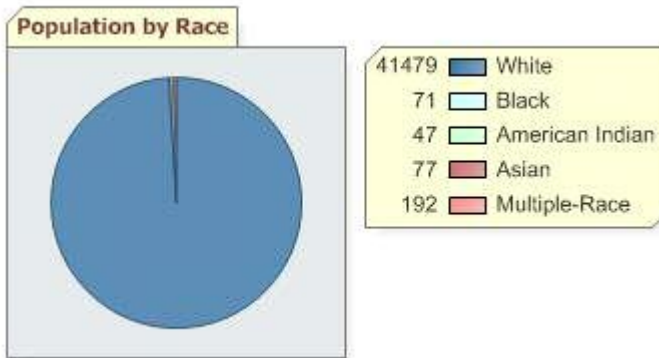
Population		
	Number	%
Total Estimated Population	42,520	100%
Population in the Labor Force	23,664	55.7%
Population by working age 20-64	25,220	59.3%

Educational Attainment		
	Number	%
Total Adult Population (25 +)	27,908	100%
Less than Grade 9	2,573	9.2%
Grades 9-12, no diploma	3,191	11.4%
High School Graduate	12,527	44.9%
Some College, No Degree	3,818	13.7%
Associates Degree	2,039	7.3%
Bachelors Degree	2,483	8.9%
Graduate Degree	1,277	4.6%



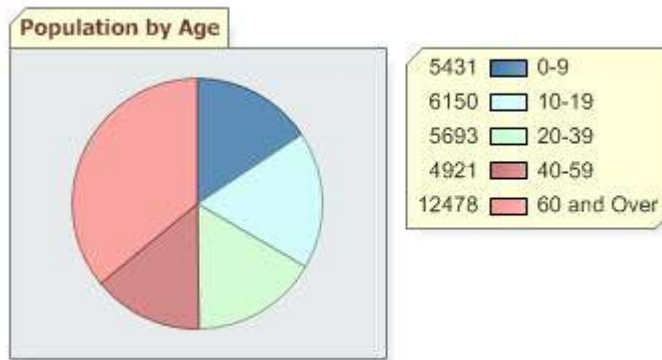
Population by Race

	Number	%
Total Population (all ages)	42,520	100%
White	41,479	97.6%
Black	71	0.2%
American Indian	47	0.1%
Asian	77	0.2%
Multiple-Race	192	0.5%
Ethnicity:		
Hispanic	1,671	3.9%



Population by Age

	Number	%
Total Population	42,520	100%
0 to 9	5,431	12.8%
10 to 19	6,150	14.5%
20 to 29	5,693	13.4%
30 to 39	4,921	11.6%
40 to 59	12,478	29.3%
60+	7,847	18.5%

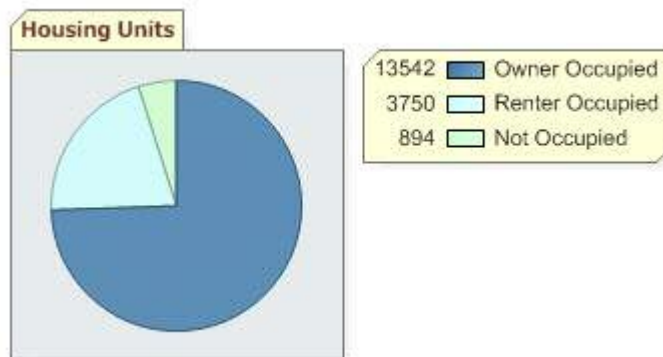


Household Income

	Number	%
Total Households	17,292	100%
Less than \$30,000	4,197	24.3%
\$30,000 to \$49,000	3,882	22.4%
\$50,000 to \$100,000	6,847	39.6%
\$100,000 or more	2,366	13.7%

Housing

	Number	%
Total Housing Units	18,186	100%
Occupied by Owner	13,542	74.5%
Renter Occupied	3,750	20.6%



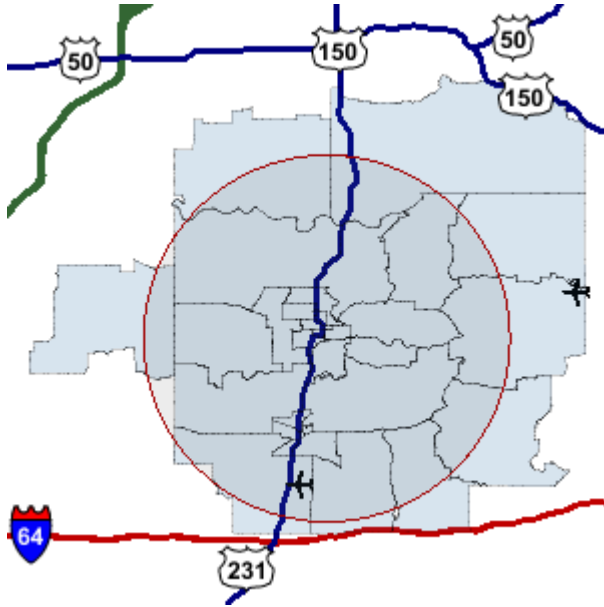
Source: Applied Geographic Solutions



Hoosier Desk Building

Mill Street and State Rd 162 Jasper, IN 47546

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	1,853
Jobs	27,635

Establishments by Range of Employees

	Number	% Dist.
1 to 20	1,631	88.0%
20 to 50	112	6.0%
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	3,183	11.5%
Professional Specialty Occupations	3,450	12.5%
Sales Professionals	710	2.6%
Technologies and Technicians	941	3.4%
Sales Workers and Clerks	2,863	10.4%
Administrative Support Workers	5,125	18.5%
Technical, Sales, and Administrative: Field Occupations	50	0.2%
Private Household Service	6	0.0%
Protective Services	371	1.3%
Other Services: Site Based	3,366	12.2%
Other Services: Field Based	131	0.5%
Farming, Forestry, and Fishing	588	2.1%

Precision, Craft, and Repair: Site Based	3,014	10.9%
Construction, Repair, and Mining: Field Based	676	2.4%
Machine Operators, Assemblers, and Inspectors	1,191	4.3%
Transportation and Materials Moving Workers	884	3.2%
Handlers, Helpers and Laborers	971	3.5%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	1,853	100%	27,635	100%
Agriculture, Forestry and Fishing	33	1.8%	68	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	1.0%
Heavy Construction	79	4.3%	470	1.7%
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	5.0%
Furniture Manufacturing	45	2.4%	5,610	20.3%
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	49	2.6%	661	2.4%
Travel Services	4	0.2%	12	0.0%
Transport Services	7	0.4%	38	0.1%
Communications	12	0.6%	85	0.3%
Utilities	10	0.5%	102	0.4%
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	19	1.0%	107	0.4%
Other Food Stores	10	0.5%	254	0.9%
Auto Dealers and Gas Stations	44	2.4%	481	1.7%
Clothing Stores	20	1.1%	110	0.4%
Furniture Stores	16	0.9%	924	3.3%
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	53	2.9%	568	2.1%
Insurance Carriers	1	0.1%	2	0.0%
Insurance Agents and Brokers	52	2.8%	139	0.5%
Real Estate	47	2.5%	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	49	2.6%	121	0.4%
Other Personal Service	37	2.0%	103	0.4%
Advertising	11	0.6%	75	0.3%
Computer Services	5	0.3%	20	0.1%
Other Business Services	36	1.9%	185	0.7%
Auto Repair/Services	51	2.8%	1,565	5.7%
Miscellaneous Repair Services	22	1.2%	61	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	8.3%	785	2.8%
Hospitals	23	1.2%	1,880	6.8%
Legal Services	27	1.5%	98	0.4%
Primary and Secondary Education	28	1.5%	840	3.0%
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	86	4.6%	376	1.4%
Professional Services	47	2.5%	122	0.4%
Government	103	5.6%	968	3.5%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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