

# MARKLAND BUSINESS PARK

*Opportunity on the Ohio*



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. 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 located within 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 in only larger cities.

### Interstate and International Airport Access

The Markland Business Park is six miles from Interstate 71 via Kentucky Highway 1039. This location puts the park within a thirty five 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 less than two hours from Indianapolis.

### Taxes & Incentives

Switzerland County is proud to offer some of the lowest property tax rates in Indiana. Aggressive incentive packages are also available for targeted industries. Available incentives include property tax abatements and infrastructure assistance as well as 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 can draw workers from a regional population of over 615,000. 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 the State of 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. Switzerland County's tri-state location enables it to partner with over a dozen universities, colleges and technical schools to meet training needs. In addition, Switzerland County provides advanced manufacturing training at the high school and junior high level.

## Switzerland County Technology and Education Center

The community is also proud to offer customized workforce training at the newly-constructed Switzerland County Technology and Education Center (TEC). The facility is part of an ongoing effort by Switzerland County to assist residents in obtaining 21st-century manufacturing skills.

The facility, includes a computer lab, three classrooms, and dedicated space for advanced manufacturing training, a distance education room, and videoconferencing capabilities. TEC staff works with local employers to coordinate customized training programs. TEC also assists Switzerland County employers in recruiting qualified employees through a ten-county regional network of advanced manufacturing educators, employers, and workforce development personnel.

Customized training can be delivered at an employer's facility, the Switzerland County TEC, and at several regional campuses located near the Markland Business Park.

## Technology Assistance

Locating in Switzerland County gives a business access to Indiana's industry-leading 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.



- Electricity Supplier:** Southeast Indiana REMC (Hoosier Energy)
- Natural Gas:** Switzerland County Natural Gas Company
- Municipal Water:** Patriot Water Company
- Well Water Information:** Onsite wells possible
- Wastewater:** Provided by Florence Regional Sewer District
- Telecom/Internet:** Multiple providers available
- Incumbent Telecomm Provider:** Century Link

## Land and Utilities Available

The park contains 116 acres, which is dividable. It has interstate highway access via Interstate 71 and state highway access via Indiana Highway 156 and Kentucky 1039. The site 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

Construction of the Markland Business Park was completed in the fall of 2013 and sites are ready to build now! Businesses have already made the decision to call the park home. Switzerland County is willing to customize the park's remaining development around the needs of early tenants.

## Build-to-Suit Options

Looking to buy or lease an existing building? We have fast-track build-to-suit options that can deliver a building customized to your needs, often in less time than it would take to re-fit and move into a used facility. With our variety of lease-purchase options, there is no reason to take a chance on someone else's facility problems. We are committed to helping you get the facility you need, when you need it.

## Markland Center

The Markland Center offers shared services for business park tenants. These services include an on-site meeting room and a larger meeting hall for worker training, meetings, or job fairs. In addition, dedicated IT room space is available for cloud and off-site data storage.



The Markland Business Park is one mile from the Belterra Resort and Casino, providing a host of valuable amenities for business entertainment. The resort property includes conference facilities, a complete spa, live entertainment and a championship golf course. The Park is also a five-minute drive from the Kentucky Speedway. This 107,000 seat facility hosts a number of events throughout the year.

## SOUTHEAST INDIANA *your location for success!*

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