

# 499 East 300 South New Castle, IN

## New Castle: Helping Business Grow and Succeed

What does the city of New Castle, Indiana and Henry County have that will help your industry create and sustain a niche in the marketplace in 2009 and beyond? A work force of 25,000, low cost of living, and close proximity to major metropolitan areas.

**Ideal Location:** Located 3 miles north of I-70, just 40 miles east of Indianapolis (population 1.7 million MSA). Other Midwest destination points as Cincinnati, Ohio (106 miles); Columbus, Ohio (145 miles); and Louisville, KY (145 miles).

**Airports:** 4,000' runway. Suitable for small jets. Mt. Comfort Airport has a 5,500' runway 25 miles west. Indianapolis International Airport is 50 miles west.

**Work Force:** There are approximately 25,000 labor forces in Henry County. A 40 mile commute would include the following counties: Delaware (61,000); Rush (10,000); Madison (67,000); Hancock (29,000); and Wayne County (39,000).

**Health Care:** Henry County Memorial Hospital would be a 107-bed acute-care facility.



**Cultural/Recreational Resources:** The natural beauty of Henry County is that it provides a wealth of recreational opportunities. There are 8 city parks with over 300 acres of family facilities, and 2 fishing lakes. Henry County Saddle Club has one of the finest equestrian facilities in the state. If golf is your game, there are 5 courses available throughout Henry County. The Indiana High School Basketball Hall of Fame is located in New Castle.

For more information, please contact:  
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## 499 East 300 South New Castle, Indiana

- 91,039 Square Feet Manufacturing/Warehouse Facility
- 30 Acres
- Expansion Room



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**TURLEY  
MARTIN  
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Indianapolis, Indiana 46282  
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499 East 300 South

General Specifications:

Building Areas:

91,039 sq. ft. total  
75,271 sq.ft. manufacturing  
15,768 sq. ft. office

Land: 30.1 +/- acres

Ceiling Height: See drawing

Loading: 8 dock doors

4 drive-in doors

Floor: 6" Concrete  
(per construction plans)

Roof: Modified Bitumen System  
by Siplast - 1997

Restrooms: 6

Heat: Gas Fired Roof top units  
new 2003  
Office hot water heat

Construction: Metal sandwich  
panels with 4'  
concrete kick wall

Sprinkler: Wet with diesel  
pump new in 2004

Electrical: 4,459 amp, 277/480  
volt (REMC)

Gas: Indiana Gas - Vectren

Zoning: (Industrial)

Parking: 200+/- spaces

Fence: Partial

Built: 1964 addition in 1999

For more information, contact:  
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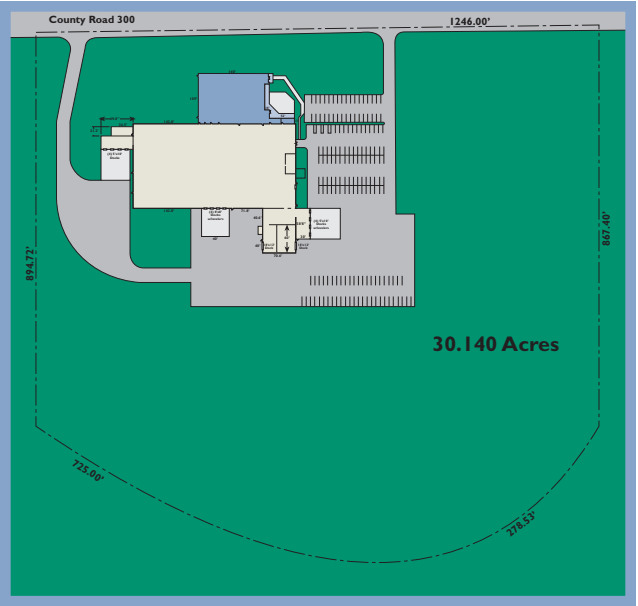
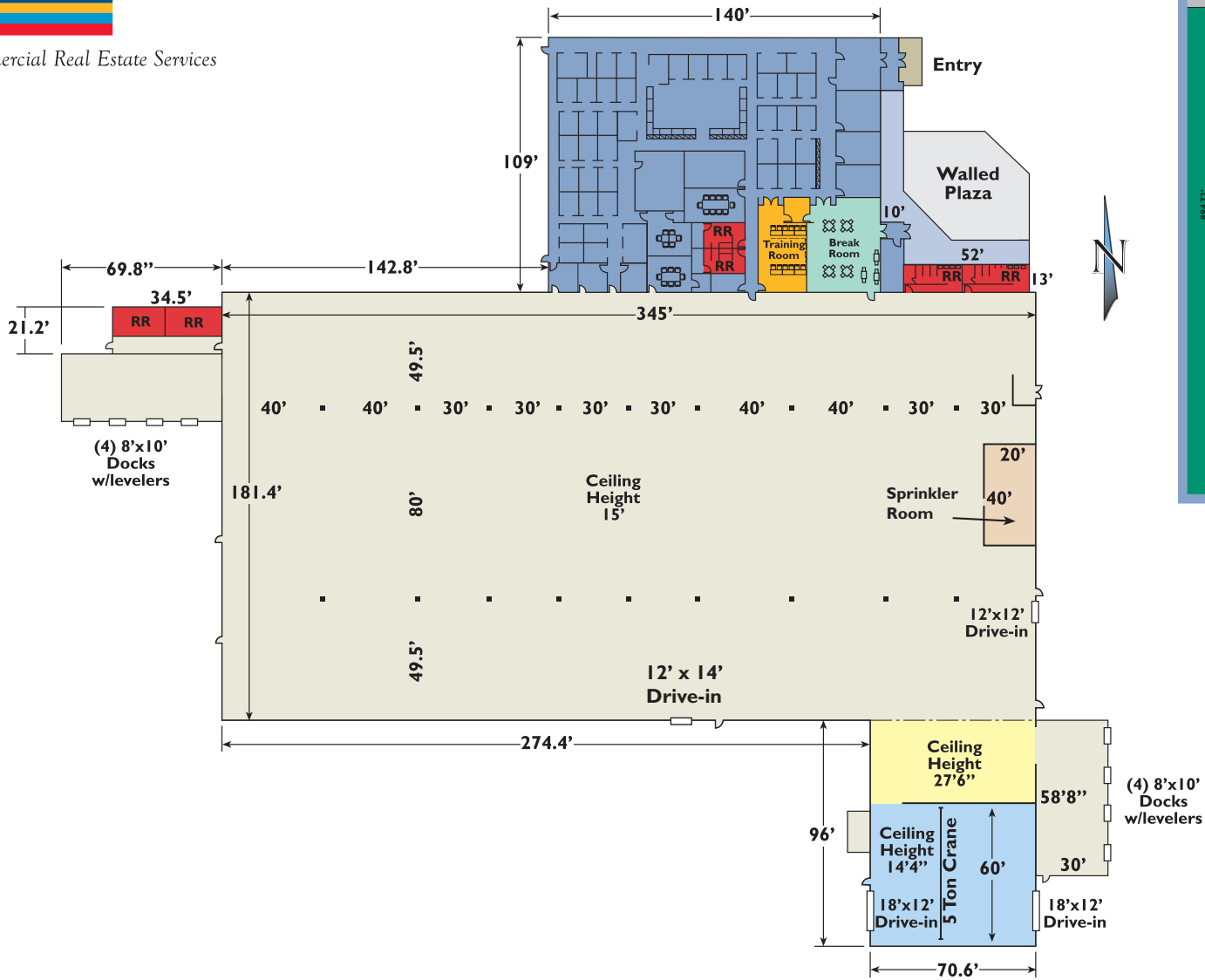
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TURLEY  
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Commercial Real Estate Services



Plant



One of two air compressors, 125 horsepower



East dock doors

New Castle, IN



Office



Diesel Pump new 2004



One of Four 800 Amp Buss Runs



Electrical Main