



Tanners Creek Industrial Park Lawrenceburg, Indiana On the Banks of the World



Situated along the Ohio River, the Tanners Creek Industrial Park is in the heart of the robust transportation network your business needs to thrive. Its existing infrastructure, proximity to markets, and access to a top-notch workforce makes it your ideal home.



At the Crossroads of America, Tanners Creek Industrial Park connects you to over 161 million consumers within a one-day truck drive.



A Million Reasons

Tanners Creek Industrial Park -- located in Lawrenceburg, Indiana -- is part of the Cincinnati Metro. This means you will have access to a strong, loyal workforce of nearly 1.2 million. Skilled in everything from auto component manufacturing to distribution, you'll find a reliable workforce pipeline that will meet your needs for years to come.

Auto Hub

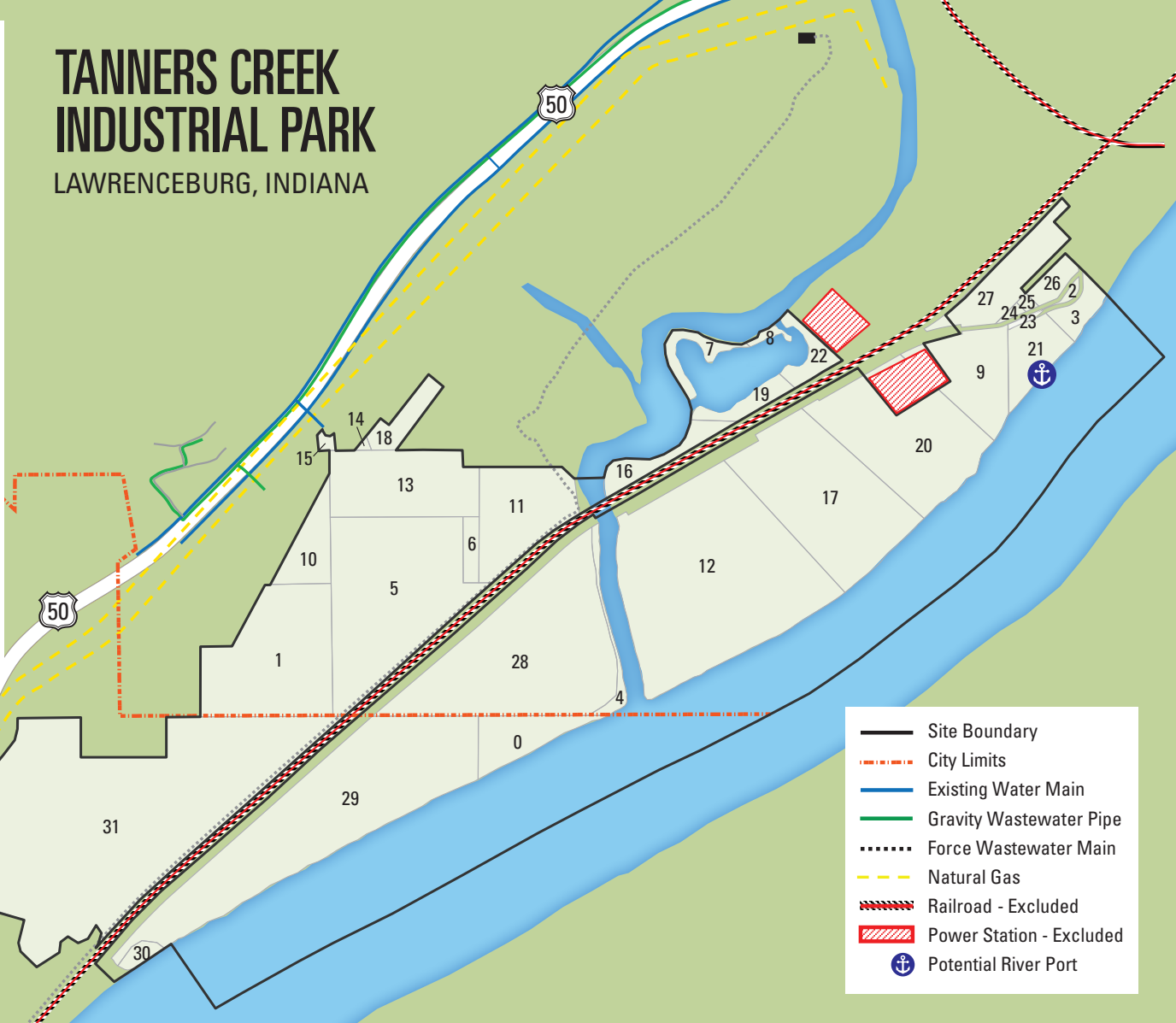
In the center of the nation's automotive corridor, Tanners Creek Industrial Park is within a day's drive of over 200 OEMs and vehicle assembly plants. This, combined with its unparalleled transportation assets, makes Tanners Creek Industrial Park the perfect location for any auto facility.



Parcel Site ID	Shape_Area
0	387,877.97
1	1,438,043.61
2	23,843.22
3	163,412.75
4	115,331.75
5	2,018,910.38
6	104,377.79
7	152,591.97
8	35,739.37
9	702,496.87
10	334,711.90
11	816,342.09
12	3,149,698.06
13	967,885.10
14	11,260.41
15	26,434.99
16	241,554.74
17	1,725,817.43
18	197,655.44
19	167,137.97
20	1,561,057.68
21	353,869.01
22	173,829.04
23	5,079.21
24	21,769.52
25	20,405.91
26	128,900.63
27	553,797.65
28	2,303,704.59
29	1,696,664.84
30	70,649.54
31	4,786,916.41

TANNERS CREEK INDUSTRIAL PARK

LAWRENCEBURG, INDIANA



Affordable. Abundant. Amazing.

Tanners Creek has put in the work to make the property as move-in ready as possible. It's already home to an extensive utility infrastructure that means your business can be up and running quickly. Its on-site transportation connections -- including highway access, a rail spur, and a future river port -- promise quick and easy access to market.

Electricity:

Lawrenceburg Municipal Utilities

Natural gas:

Sycamore Gas

Water:

Lawrenceburg Municipal Utilities

Excess available capacity of 750,000 to 2.25 million gpd

Wastewater:

Lawrenceburg Municipal Utilities

Excess available capacity of 2.4 million gpd

Broadband:

Lawrenceburg Municipal Utilities

10+ Gb/s

Roads:

Highway 50

Railroad:

Central Railroad Company of Indiana (Genesee & Wyoming, Inc.)

Site Readiness include:

Phase I and/or II Environmental Report complete
Wetland delineation study complete

Electric water/wastewater ready for immediate connection



In the Cincinnati Metro, you'll love calling Lawrenceburg, Indiana home.



CONTACT INFO:

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