

# Mid-America COMMERCE PARK



## CONTACT INFORMATION

Debbie Conover, Operations Manager  
White County Economic Development  
124 North Main St., Suite A  
P.O. Box 1031  
Monticello, IN 47960  
574.583.6557  
dconover@whiced.com  
[www.whitecountyin.org](http://www.whitecountyin.org)



# MID-AMERICA COMMERCE PARK

## PARK ACREAGE

- **Phase I** – Phase I development will cover more than 600 acres (217.576 acres Shovel Ready Gold)
- **Phase II (and beyond)** – Total acreage available for future build-out incorporates more than 2,000 acres

## SOLID WASTE DISPOSAL

- **Liberty Landfill** – Liberty Landfill a non-hazardous solid waste handler located 30miles/41minutes from site

## ELECTRIC POWER PROVIDER

- **Carroll White REMC**
  - Distance to substation – 1mile
  - Substation capacity (total MW) – 14MVA
  - Substation capacity (currently available MW) – 5MVA
  - Distance of distribution line to site – 1mile
  - Distribution voltage – 12,470 volts
  - Voltage of transmission line serving substation – 69,000 volts

## NATURAL GAS PROVIDER

- **Northern Indiana Public Service Company (NIPSCO)**
  - Distance to site – On site
  - Line size – Piping Sizes – (1) 10" high pressure steel gas transmission main, (1) 2" plastic natural gas distribution main, (3) 3" plastic natural gas distribution mains, (1) 4" plastic natural gas distribution main
  - Current Operating Pressure (psig) – 300psig
  - Is firm/uninterruptible supply available? – Yes

## WATER PROVIDER

- **Town of Remington**
  - Line size – Minimum 6-inch water line to site boundary
  - Distance to site – On site
  - Water treatment plant capacity (GPD) (total) – 430,000
  - Water treatment plant capacity (GPD) (currently available)

## WASTEWATER PROVIDER

- **Town of Wolcott**
  - Line size – 4-inch diameter low pressure collection system served by a pumping station with a 6 inch and 8-inch force main
  - Distance to site – On site
  - Gravity or force main – 8-inch force main
  - Wastewater treatment plant capacity (GPD) (total) 500,000
  - Wastewater treatment plant capacity (GPD) (currently available) 200,000

## TELECOMMUNICATION PROVIDER

- **ZAYO**
  - Distance of fiber to site – On site
  - Fiber speed (Gbps) – up to 100GB

## LOGISTICS

- **Distance to Interstate or Limited Access, 4-lane Improved National Highway System**
  - **Closest north/south interstate/national highway** – Interstate 65 (I65)
  - **Distance (miles) to north/south interstate/national highway** – I65 <1 mile
  - **Closest east/west interstate/national highway** – US Hwy 24, a two-lane, runs east/west parallel to the site and exits on to Interstate I65 north/south
- **Trucking** – White County is served by more than 15 trucking firms
- **Air**
  - **Indianapolis International Airport** – IND (96 miles/1hr 30min)
  - **Chicago Midway International Airport** – MDW (98 miles/1hr 45min)
  - **Chicago O'Hare International Airport** – ORD (115 miles) provides commercial and air cargo services (2 hours)
  - **White County Airport** – KMCX (20 miles) located south of Monticello, is a general aviation airport operated by Townsend Aviation and can accommodate corporate aircraft (30min)
  - **Purdue University Airport** – (30 miles/36min)
  - **Jasper County Airport** – (17 miles/20min)
- **Rail** – The Toledo, Peoria & Western Railway – Genesee & Wyoming Inc. Intermodal Hub (Trans-loading Facility) is located along the south side of the site at the west end of the property
- **Intermodal** – Hoosier Lift (Remington, Ind.) on TPW is capable of intermodal service, but no current operator. Multiple intermodal sites in Chicago metro area. There is an intermodal hub along the park near proposed site.
- **Barge** – Port of Indiana Burns Harbor – (72 miles/1 hour)



# White County SHELL BUILDING

A  
building like  
this can be yours!

In 12 - 13 months we  
can build a similar  
shell building to suit  
your needs.

# SOLD

**Location:** Mid-America Commerce Park Wolcott, Indiana  
(Shovel Ready Gold site 1 mile east of Interstate 65 on U.S. 24)

**Status:** Complete

**Anticipated Completion Date:** Complete. Ready for build-out\*

**Phase I Size:** 60,000 square feet

**Expandable to:** 240,000 square feet

**Outside Dimensions:** 200 feet x 300 feet

**Minimum Interior Clear Height:** 32 feet at the eave

**Column Bay Spacing:** 50 feet by 50 feet minimum

**Exterior Type:** Precast concrete with expansion walls  
composed of engineered metal sandwich panels

*\*Full build-out could be achieved within +/- 120 days*

## Other Features:

- Site to be fully completed, including sidewalks, asphalt parking, landscaping, truck aprons, etc.
- Fully prepped to receive industrial-grade concrete floor
- At-grade access ramp with industrial-sized overhead door
- Two docks in place, provisioned additional docks
- Air rotation heating
- Cross-flow-powered ventilation
- Clerestory windows to infuse daylight
- Ample industrial electrical power, natural gas, city water, city sewer and fiber-optic feed available
- Zoned for industrial use
- Property tax abatement anticipated
- Available for sale or lease
- Commissionable



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**White County** is centrally located in the northwest region of Indiana, approximately 95 miles southeast of Chicago, Illinois; 90 miles northwest of Indianapolis, Indiana; and 30 miles north of Lafayette, Indiana. The proximity of convenient routes, via Interstate 65, to access both Chicago and Indianapolis only enhance the advantages this area offers to logistics industries looking for a new place to locate. Rail transportation is available from CSX and Genesee & Wyoming, with piggyback access to Burlington-Northern. International airports in Chicago and Indianapolis, regional airports in Gary and Lafayette, and a county airport with a 5,000 ft. runway in Monticello make air transportation very accessible.

The total population in White County is 24,182 and the labor force in White County is 14,093, with one out of three jobs in the county tied to manufacturing; therefore, White County has funded scholarships to provide additional technical/vocational training for the labor force through a collaboration with WorkOne and Ivy Tech Corporate College to address the technical and skill gap and meet the needs of the counties major manufacturers. This program offers manufacturers trained and experienced workers who manifest a strong Midwest work ethic and loyalty to their employers.

White County has four excellent public K-12 school systems that earn high ratings each year from the state.

Thirty-five miles from the Mid-America Commerce Park sits Ivy Tech Community College. Ivy Tech provides classes that lead to two-year degrees in the area of associate of arts, associate of science, associate of applied science degrees as well as technical

certificates. Many courses and entire degree programs transfer to four-year institutions that provide further opportunities for graduates.

Then just thirty miles in West Lafayette sits Purdue University with an annual enrollment of 41,600 students; 3,100 graduates in technical programs such as: Engineering, Engineering Technologies & Engineering-Related Fields, Precision Production, Business, Marketing, Management.

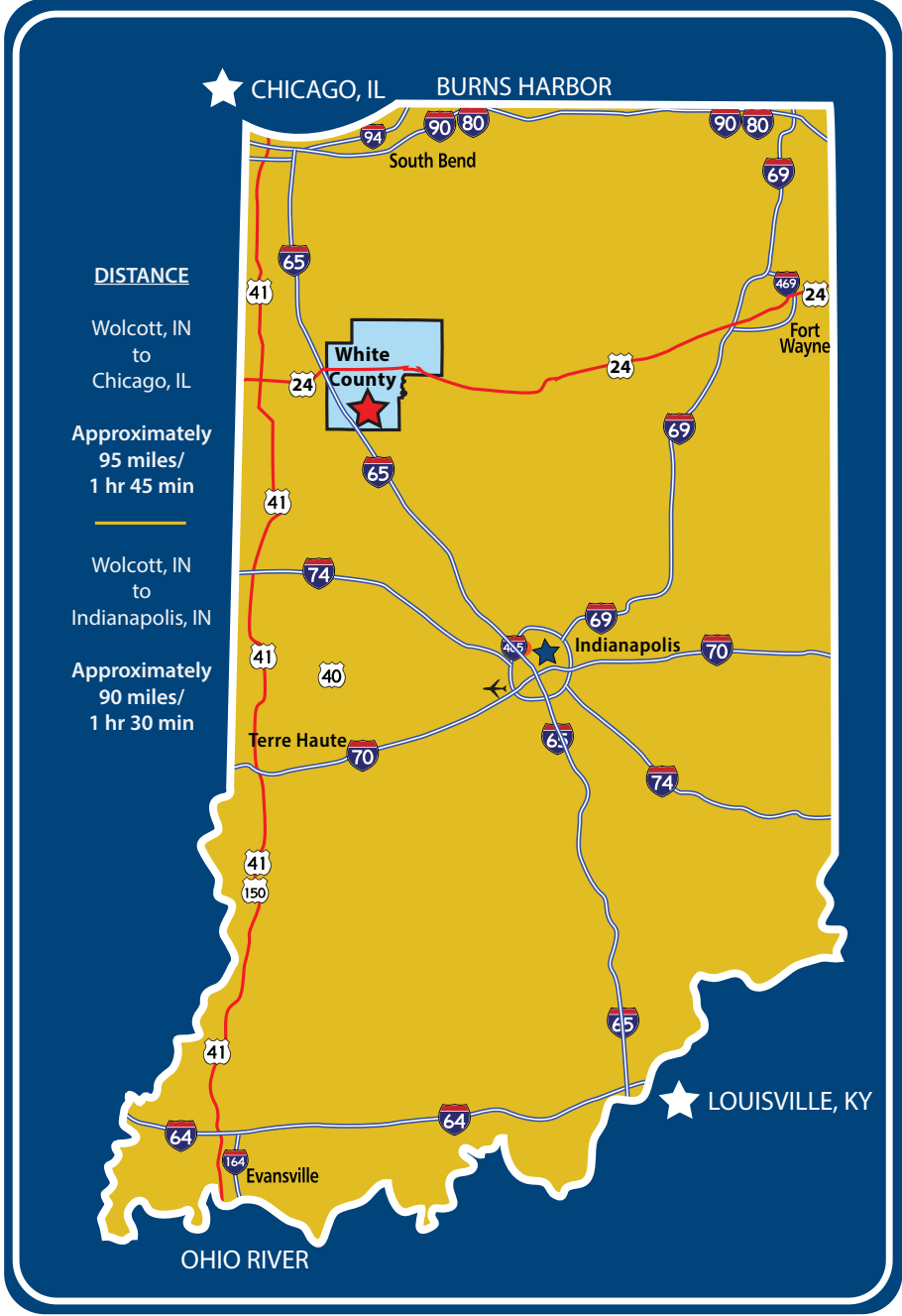
Additionally, IU Health White Memorial Hospital in Monticello is affiliated with IU Health, the only nationally recognized healthcare system in Indiana. Indiana University Health is dedicated to providing a unified standard of preeminent care. A unique partnership with Indiana University School of Medicine – one of the nation's leading medical schools – and the depth of experience from the most complete network of highly skilled specialty and primary care physicians, gives IU Health unparalleled strength in delivering assurance to patients.

Lirio Resources, Inc. is a not-for-profit human services provider with a long tradition of focusing on the advocacy and service needs of children and adults with developmental disability. Currently, Lirio serves over 450 children, adults, and families per year. The organization also serves as an important community resource to the general public, area businesses, and local governmental bodies. The organization also supports the Hoosier Prairie Arc and the Arc of Carroll County in outreach efforts with local families.

## WHITE COUNTY'S MAJOR EMPLOYERS

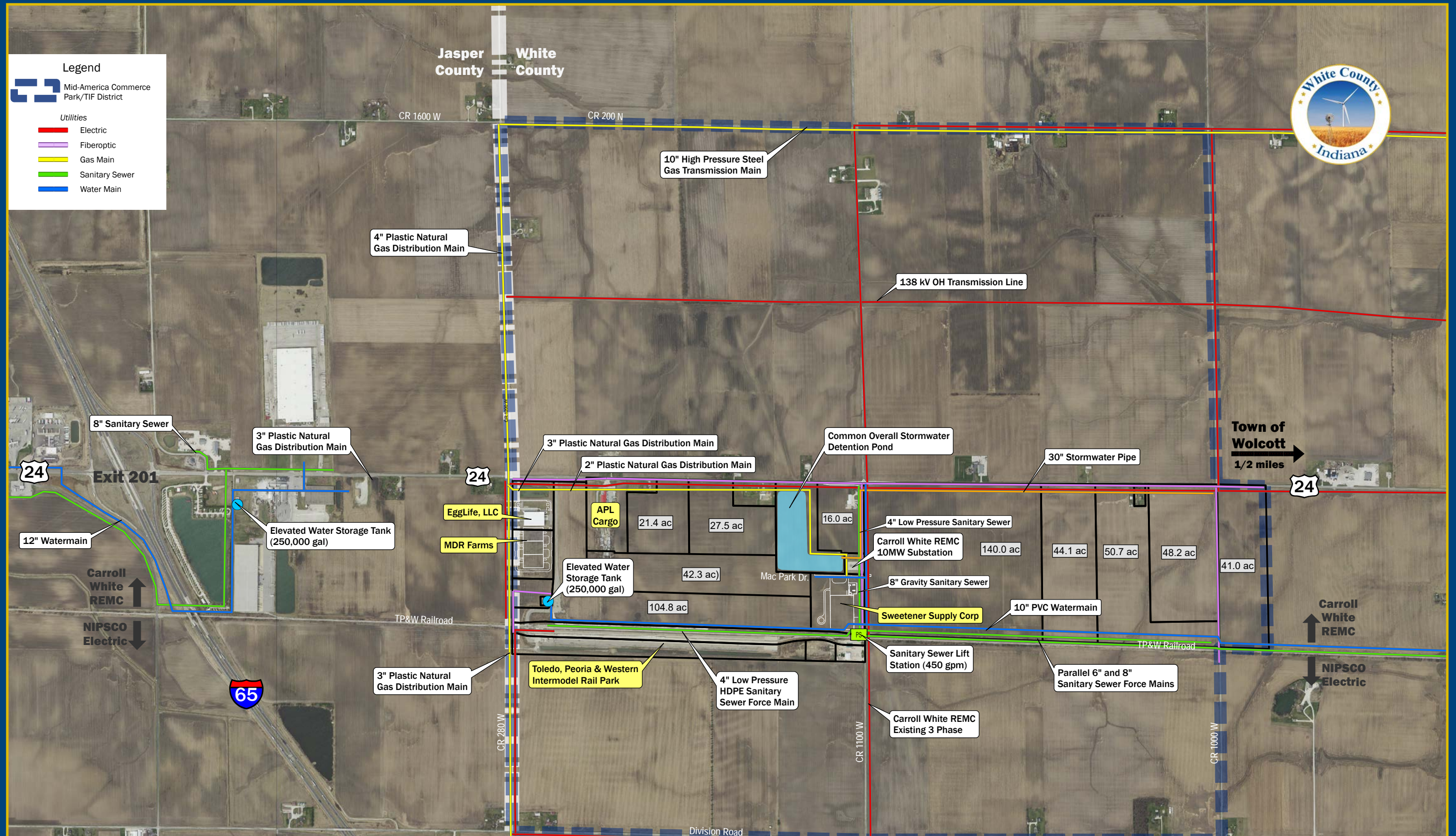
<b>Adkey - 167 employees</b> Injection and insert for auto parts, household appliances, etc.	<b>Polymer Science, Inc. - 48 employees</b> Custom solutions for P-DERM® Skin Contact Adhesives, P-THERM® Thermal Management Materials, P-SHIELD® EMI Shielding and Grounding
<b>Ball Metal Beverage Corp. - 215 employees</b> Metal packaging for beverages, foods, and household products	<b>Regal Beloit - 220 employees</b> Industrial automation
<b>Cives Steel Co. - 115 employees</b> Steel Fabrication	<b>Rockland Flooring - 145 employees</b> Laminated Oak and Maple trailer flooring
<b>Dwyer Instruments, Inc. - 128 employees</b> Controls and instrumentation industry; product categories Pressure - Flow - Temperature - Air Velocity - Level - Test Equipment	<b>Sweetener Supply - 39 employees</b> Manufacturer & marketer of food grade ingredients offering a full lineup of sugars, corn sweeteners, molasses, honey & plant based cellulose fibers
<b>Easton Technical Products - 84 employees</b> Alloy and carbon arrow shafts	<b>Terra Drive Systems - 88 employees</b> Mud Hog hydraulic rear-wheel drive systems for farming equipment
<b>EggLife, LLC - 134 employees</b> Egg white wrap made with cage free eggs and not flour	<b>Vanguard National Trailer Corp. - 584 employees</b> Dry van trailers and composite plate trailers
<b>Girtz Industries, Inc. - 160 employees</b> Designs and manufactures power modules and enclosures for Gensets, Chillers, Boilers, and Switchgear	<b>IU Health White Memorial Hospital - 248 employees</b> Critical Access Hospital
<b>Jordan Manufacturing Co., Inc. - 195 employees</b> Outdoor furniture and cushions	<b>Monticello Healthcare - 91 employees</b> Assisted Living
<b>Monticello Spring Corp. - 72 employees</b> High quality custom springs	<b>White Oak Health Campus - 123 employees</b> Assisted Living







# MID-AMERICA COMMERCE PARK





# Workforce Statistics

## (30 MILE RADIUS)

### POPULATION

Population	Year	Total Population
Radius Region	2021	315,164
Carroll County, IN	2021	20,444
Cass County, IN	2021	37,563
Jasper County, IN	2021	33,091
Pulaski County, IN	2021	12,339
Tippecanoe County, IN	2021	187,076
White County, IN	2021	24,651

### EDUCATION

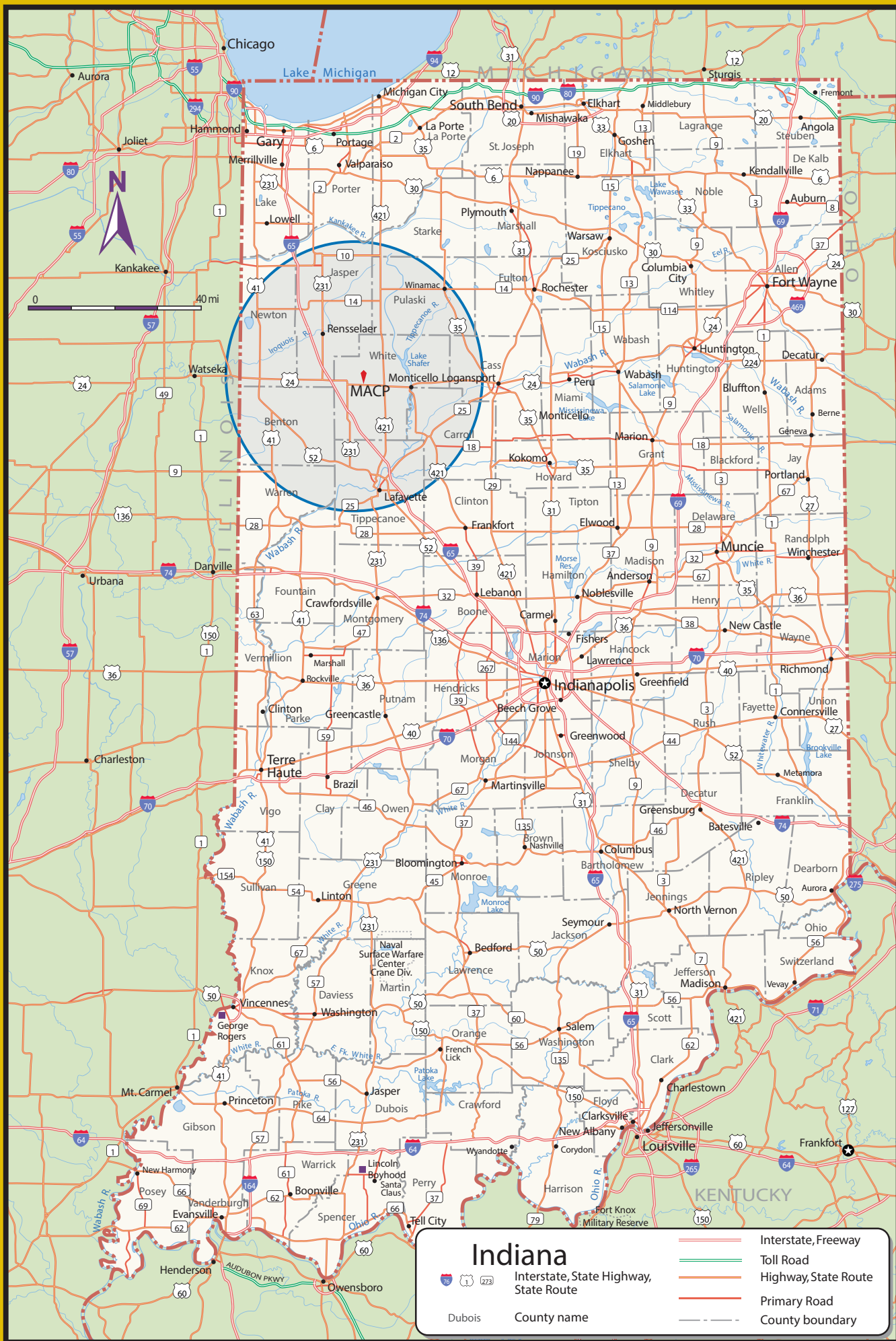
Geography Name	Year	Ed. Attainment 25-64 Total Population	Ed. Attainment 25-64 Some College/Associates	Ed. Attainment 25-64 Some College/Associates %	Ed. Attainment 25-64 Bachelor's or Higher	Ed. Attainment 25-64 Bachelor's or Higher %
Radius Region	2021	146,633	42,272	28.8%	45,731	31.2%
Carroll County, IN	2021	10,253	3,495	34.1%	1,627	15.9%
Cass County, IN	2021	19,374	6,208	32.0%	2,750	14.2%
Jasper County, IN	2021	16,549	5,247	31.7%	3,146	19.0%
Pulaski County, IN	2021	6,273	1,907	30.4%	888	14.2%
Tippecanoe County, IN	2021	82,088	21,256	25.9%	35,166	42.8%
White County, IN	2021	12096	4159	34.4%	2154	17.8%

### LABOR FORCE

Labor Force	Year	Month	Not Seasonally Adjusted	Employed Labor Force Not Seasonally Adjusted	Unemployed Labor Force Not Seasonally Adjusted	Unemployment Rate
Radius Region	2023	1	160,356	155,333	5,023	3.1%
Carroll County, IN	2023	1	9,941	9,628	313	3.1%
Cass County, IN	2023	1	17,224	16,580	644	3.7%
Jasper County, IN	2023	1	15,956	15,307	649	4.1%
Pulaski County, IN	2023	1	6,608	6,381	227	3.4%
Tippecanoe County, IN	2023	1	97,536	94,724	2,812	2.9%
White County, IN	2023	1	13,091	12,713	378	2.9%

### INCOME

Geography Name	Year	Description	Annual QCEW Rep Units	Annual QCEW Jobs	Annual QCEW Wages	Annual QCEW Avg. Wage
Radius Region	2020	Total	6,714	125,861	\$6,122,205,576	\$48,642
Carroll County, IN	2020	Total	393	5,431	\$232,570,375	\$42,819
Cass County, IN	2020	Total	708	13,983	\$578,772,037	\$41,390
Jasper County, IN	2020	Total	830	11,487	\$494,921,277	\$43,087
Pulaski County, IN	2020	Total	364	4,699	\$213,456,293	\$45,425
Tippecanoe County, IN	2020	Total	3,749	81,223	\$4,220,671,818	\$51,964
White County, IN	2020	Total	670	9,039	\$381,813,776	\$42,243





# Workforce Statistics

## (45 MILE RADIUS)

### POPULATION

Population	Year	Total Population
Radius Region	2021	542,752
Benton County, IN	2021	8,714
Carroll County, IN	2021	20,444
Cass County, IN	2021	37,563
Clinton County, IN	2021	33,065
Fulton County, IN	2021	20,386
Howard County, IN	2021	83,687
Jasper County, IN	2021	33,091
Miami County, IN	2021	36,081
Newton County, IN	2021	13,808
Pulaski County, IN	2021	12,339
Starke County, IN	2021	23,372
Tippecanoe County, IN	2021	187,076
Warren County, IN	2021	8,475
White County, IN	2021	24,651

### EDUCATION

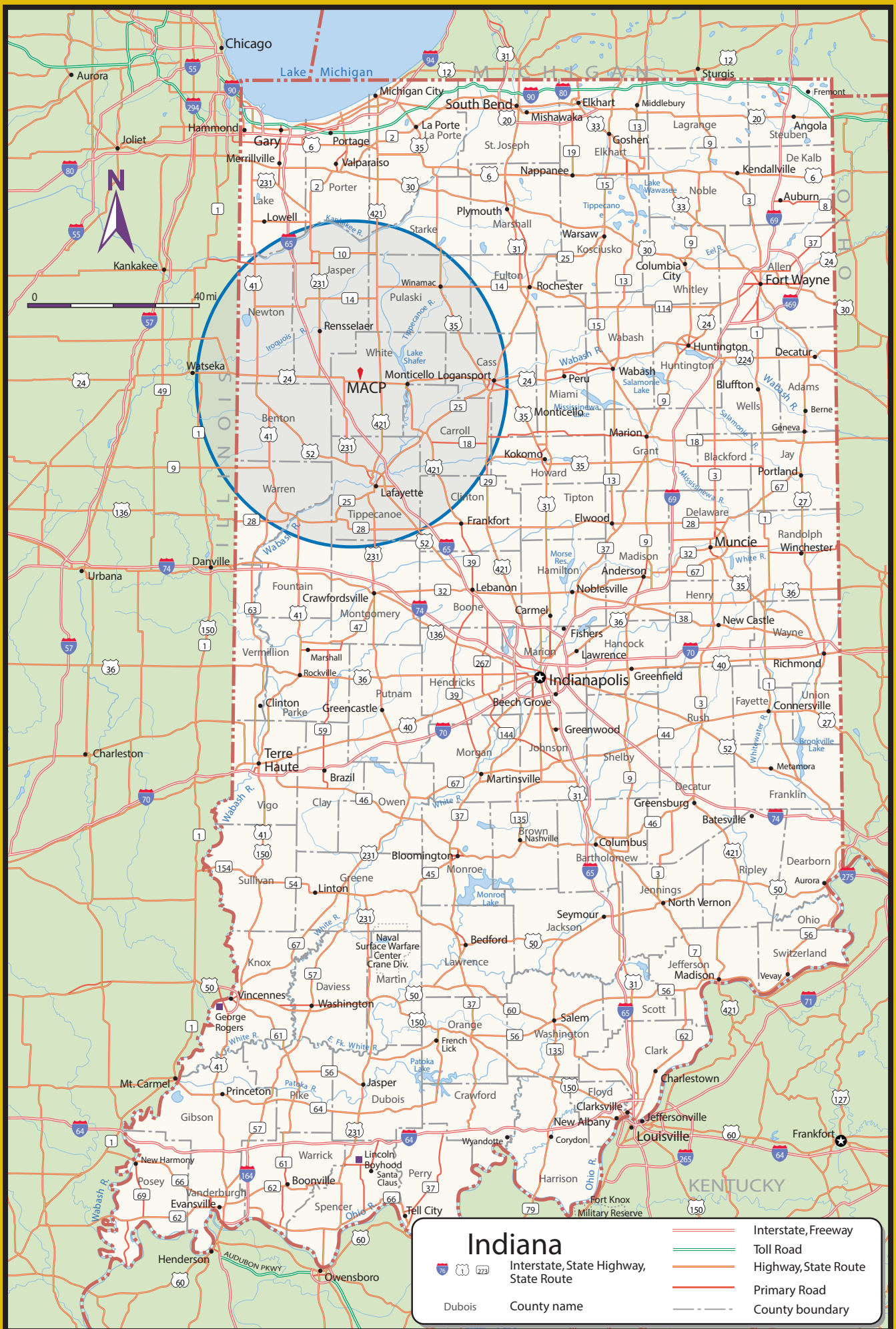
Geography Name	Year	Ed. Attainment 25-64 Total Population	Ed. Attainment 25-64 Some College or Associates	Ed. Attainment 25-64 Some College or Associates %	Ed. Attainment 25-64 Bachelor's or Higher	Ed. Attainment 25-64 Bachelor's or Higher %
Radius Region	2021	261,179	79,387	30.4%	65,865	25.2%
Benton County, IN	2021	4,366	1,458	33.4%	814	18.6%
Carroll County, IN	2021	10,253	3,495	34.1%	1,627	15.9%
Cass County, IN	2021	19,374	6,208	32.0%	2,750	14.2%
Clinton County, IN	2021	16,138	4,485	27.8%	2,427	15.0%
Fulton County, IN	2021	10,057	3,481	34.6%	1,641	16.3%
Howard County, IN	2021	41,625	14,315	34.4%	9,177	22.0%
Jasper County, IN	2021	16,549	5,247	31.7%	3,146	19.0%
Miami County, IN	2021	19,019	5,779	30.4%	2,895	15.2%
Newton County, IN	2021	7,315	2,298	31.4%	906	12.4%
Pulaski County, IN	2021	6,273	1,907	30.4%	888	14.2%
Starke County, IN	2021	11,728	3,686	31.4%	1,509	12.9%
Tippecanoe County, IN	2021	82,088	21,256	25.9%	35,166	42.8%
Warren County, IN	2021	4,298	1,613	37.5%	765	17.8%
White County, IN	2021	12,096	4,159	34.4%	2,154	17.8%

### LABOR FORCE

Geography Name	Year	Month	Labor Force Not Seasonally Adjusted	Employed Labor Force Not Seasonally Adjusted	Unemployed Labor Force Not Seasonally Adjusted	Unemployment Rate
Radius Region	2023	1	258,242	249,211	9,031	3.5%
Benton County, IN	2023	1	4,398	4,277	121	2.8%
Carroll County, IN	2023	1	9,941	9,628	313	3.1%
Cass County, IN	2023	1	17,224	16,580	644	3.7%
Clinton County, IN	2023	1	17,116	16,643	473	2.8%
Fulton County, IN	2023	1	9,296	8,938	358	3.9%
Howard County, IN	2023	1	32,619	31,078	1,541	4.7%
Jasper County, IN	2023	1	15,956	15,307	649	4.1%
Miami County, IN	2023	1	14,066	13,479	587	4.2%
Newton County, IN	2023	1	6,787	6,461	326	4.8%
Pulaski County, IN	2023	1	6,608	6,381	227	3.4%
Starke County, IN	2023	1	9,503	9,024	479	5%
Tippecanoe County, IN	2023	1	97,536	94,724	2812	2.9%
Warren County, IN	2023	1	4,101	3,978	123	3%
White County, IN	2023	1	13,091	12,713	378	2.9%

### INCOME

Geography Name	Year	Description	Annual QCEW Rep Units	Annual QCEW Jobs	Annual QCEW Wages	Annual QCEW Avg Wage
Radius Region	2020	Total	11,134	198,483	\$9,419,544,265	\$47,458
Benton County, IN	2020	Total	224	2,310	\$95,950,253	\$41,534
Carroll County, IN	2020	Total	393	5,431	\$232,570,375	\$42,819
Cass County, IN	2020	Total	708	13,983	\$578,772,037	\$41,390
Clinton County, IN	2020	Total	621	10,620	\$474,071,592	\$44,640
Fulton County, IN	2020	Total	471	6,039	\$250,339,429	\$41,452
Howard County, IN	2020	Total	1,739	36,128	\$1,772,073,281	\$49,050
Jasper County, IN	2020	Total	830	11,487	\$494,921,277	\$43,087
Miami County, IN	2020	Total	608	8,606	\$355,243,695	\$41,279
Newton County, IN	2020	Total	289	3,151	\$129,235,544	\$41,009
Pulaski County, IN	2020	Total	364	4,699	\$213,456,293	\$45,425
Starke County, IN	2020	Total	323	3,987	\$139,670,964	\$35,033
Tippecanoe County, IN	2020	Total	3749	81,223	\$4,220,671,818	\$51,964
Warren County, IN	2020	Total	145	1,780	\$80,753,931	\$45,365
White County, IN	2020	Total	670	9,039	\$381,813,776	\$42,243







# White County GREEN INITIATIVES

Western Indiana is blessed with incredible native energy sources such as wind, agricultural resources for biomass and second generation bio-fuel production. We're also blessed with great amounts of Hoosier "know-how" and "can-do" that will help us use energy more efficiently, develop new sustainable energy technologies, and then manufacture the components required by the new technologies.

- Anaerobic Digester at Bio Town AG, Inc.
- Anaerobic Digester at Waste No Energy, LLC
- Carroll White REMC/Wabash Valley Power Association
- EnviroWatts Generating Plants at Liberty Landfill
- IMPA (Indiana Municipal Power Agency)
- Meadow Lake Wind Farms
- NIPSCO (Northern Indiana Public Service Company)
- Norway and Oakdale Hydroelectric Dams
- Solar Farms