

**Manufacturing Facility**

2753 Michigan Road  
Madison, Indiana

**Size:** 214,267 sq. ft. +/-  
**Office Space:** 18,188 sq. ft. +/- on two levels  
**Former Use:** Mfg. of industrial and commercial water filters  
**Zoning:** Heavy Industrial (M-2)  
**Owner:** Barr Properties: (812) 265-7001  
**Availability:** For Sale or Lease.  
**Tax Rate:** \$3.1405 per \$100 of assessed value of property (payable 2007)  
**Local Incentives:** Tax phase-in (abatment), Tax Increment Finance, Revolving Loan, and Customized workforce training programs

Special Features

Manufacturing Floor Foundation – more than 6 inches thick  
Ceiling Height ranges from 17 ft. – 38 ft  
Locker rooms, restrooms, and available space for cafeteria  
Gas Fired Heaters in manufacturing area  
8 Drive-in Doors; 1 Dock (bay depth of 360 ft x 662 ft)  
5 Auxiliary buildings ranging from 500 sq. ft. to 20,000 sq. ft., including 3 warehouse drive-ins.  
14 Overhead Cranes with capacity between 1 and 15 tons  
Rail Access is possible to the property

Utilities:

Verizon Telephone and Broadband, Duke Energy Electric (3,000 amps available), Vectren Gas, City of Madison Water and Sewer

Transportation:

Access to State Roads 7, 56, 62 and US 421; within 30 minutes of **both** I-65 and I-71  
Madison Municipal Airport, Louisville Int'l Airport, Cincinnati/Northern Kentucky Int'l Airport  
Madison Rail Road

Community Information:

County Population: 32,668; City of Madison Population: 12,443  
County Labor Force: 17,667; Regional Labor Force: 128,163  
2006 Jefferson County Annual Average Unemployment Rate: 4.8%  
2005 Jefferson County Per Capita Personal Income: \$26,896

For more information, please contact:

Barr Properties: Mary Beth Boone; 812.265.7001

Or

Corey L. Murphy

Madison-Jefferson County Economic Development Corporation

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