

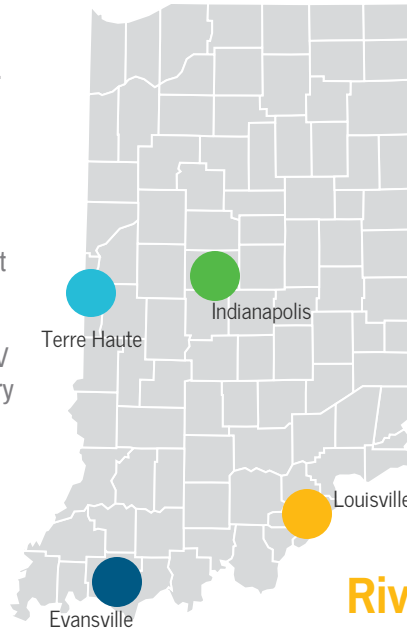


Top Rated Indiana Life Sciences Sites

Properties have been evaluated as part of Duke Energy's Site Readiness Program

Vermillion Rise Mega Site

- Target employer: Life Sciences manufacturing and biologistics.
- 7,100 acres with ample space for buffering sensitive research and industrial operations.
- 50,000 sq. foot shell building available (32' clear ceiling height, concrete walls).
- Electric and natural gas utility infrastructure to accommodate large-scale manufacturing and processing activities.
- Electric: 12kV distribution system throughout the industrial park from substation within Park. 230kV transmission lines near the South-East corner of the Park and two 345kV transmission lines near the western boundary of the Park.
- Robust water supply from aquifer along the Wabash River. with existing high capacity wells permitted to produce up to 30 MGD.
- Equidistant from Purdue University and the University of Illinois, both recognized as having globally significant life science research facilities.
- Regional employer: Elanco Animal Health (animal health products).
- BIO's 2020 industry report ranks Terre Haute 14th among small MSAs in the concentration of both pharmaceutical companies and the research labs.



Creekside Corporate Park

- Target employers: Life Sciences headquarters, research and development, and professional services.
- Indiana Site Certified with more than 40 shovel-ready acres. Thirteen individual parcels available, ranging 1.17 to 5.44 acres (can be combined).
- Electric: 12kV distribution line is located on site. 69kV transmission line <500 feet from the site.
- Convenient access to local community amenities (trails, parks, dining, financial services).
- Interstate: I-65 (6 miles) and I-74 (11 miles).
- Indianapolis International Airport (22 miles), Indianapolis Executive Airport (10 miles).
- Regional employers: DK Pierce Consulting & Group1001.

River Ridge Commerce Center

- Target employers: Life sciences manufacturing, biologistics, research and testing labs.
- The Midwest's premier 6,000-acre business park. Includes a 1,000-acre certified mega site and office and research campus master plan.
- Electric: 12.47kv distribution and 69kV and 138kV transmission service; 3 substations for the park with room to grow.
- Highway: Located directly on Highway 62
- Interstate: I-265 (3 miles) and I-65 (7 miles)
- Louisville International Airport and the UPS WorldPort (18 miles)
- CSX Transportation operates a switching yard adjacent to the park. Louisville & Indiana Railroad interchanges with CSX, Indiana Rail Road and Norfolk Southern to create 55 miles of rail. The CSX intermodal facility is 6 miles away
- Port of Indiana - Jeffersonville (6 miles)
- Regional employers: Medline, J Knipper & Company, PharmaCord
- With immediate proximity to the Louisville, Kentucky, the community combines small town charm with metropolitan amenities.

North Warrick Industrial Park

- Target employers: Life Sciences manufacturing, biologistics, research and testing labs.
- Indiana Site Certified with more than 170 shovel-ready acres. Single landowner. Customized lot sizes available.
- Electric: 12.47 kV distribution; 69 kV and 138 kV transmission (Vectren/Centerpoint service).
- Greater Evansville MSA, the workforce ecosystem provides the opportunity to partner with all levels of education: K-12 Career Academies, Ivy Tech Community College, Purdue University Research and Development and other 4-year institutions.
- Regional employers: Life Sciences Hub with nearby Deaconess Gateway Campus, Warrick Wellness Trail and an integrated network of healthcare facilities and suppliers.
- BIO's 2020 industry report ranks Evansville 12th among medium MSAs in the concentration of agricultural chemical companies.

Indiana's robust life sciences industry employs over 56,000 workers at 2,100 companies. These companies export nearly \$11 billion of manufactured goods and produce a \$77 billion economic impact.

\$9.1 billion in capital was accessed by Indiana life sciences companies in 2019 through SBIR, venture capital, M&A and other sources of funding for the sector