

**MAXWELL CONSTRUCTION  
100 PROGRESS DRIVE  
BATESVILLE, INDIANA  
RIPLEY COUNTY**

11,900 sq. ft building on 4.153 acres  
7,817 sq. ft office space  
4,083 sq. ft. warehouse

Zoned: Unit Development

Approximate Price:\$799,000-negotiable depending on project data

Multi-tenant possible, ceiling height-24'-27', floor thickness-4"

Utilities Provided

Electric:Duke Energy

Water: City of Batesville

Gas: City of Batesville

Sewer: City of Batesville

Fiber optic Hi Speed DSL: Enhanced Telecommunications

Less than 3 minutes from I-74; 35 miles from Cincinnati Airport; 70 miles from Indianapolis Airport.

Available Semi-Skilled and Skilled Workforce

Local Incentive Package, including land price, negotiable depending on capital investment, jobs created, and wages.

**For Additional Information contact:**

**Steve Bove**

**513-322-6305**

**513-706-6361 cell**

**stevebove@bergman-group.com**