



Bill Dory, Executive Director  
Greencastle/Putnam County Development Center, Inc.  
2 South Jackson Street  
Greencastle, Indiana 46135  
Phone: 765-653-2474  
Fax: 765-653-6385  
economic\_development@greencastle.com  
<http://www.greencastle.com/gcdc/>

The City of Greencastle  
Greencastle Redevelopment Commission  
Citizens Advisory Commission for Industrial Development  
1 North Locust Street  
P.O. Box 607  
Greencastle, Indiana 46135  
Phone: 765-653-3100  
Fax: 765-653-8707



Greg Bishop  
Garmong Development Company  
3050 Poplar Street  
Terre Haute, IN 47803  
Phone: 812-234-3714  
Fax: 812-234-9067  
gbishop@garmong.net  
[www.garmong.net](http://www.garmong.net)

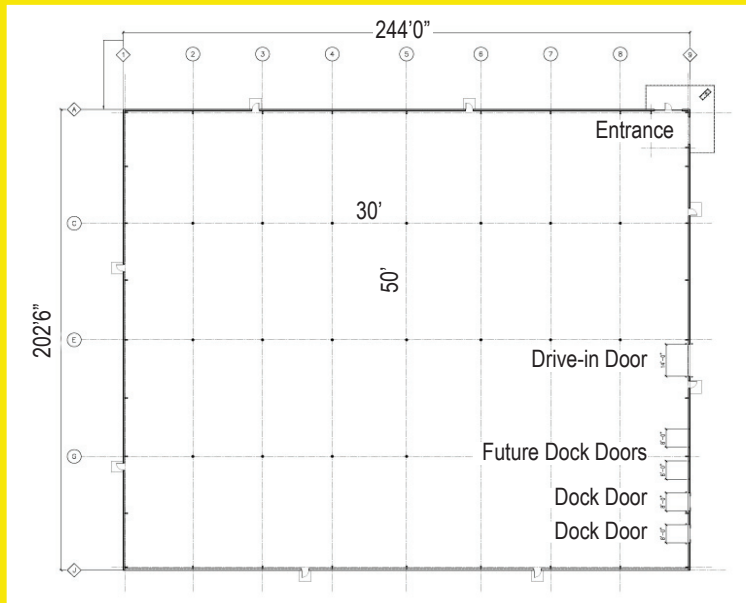
## 50,000 Square-Foot Shell Building Greencastle, Indiana



**2540 East County Road 50 South**



Greencastle/Putnam County Development Center, Inc.  
Garmong Development Company, LLC



### Building Features

- 50,000 square feet; expandable to 120,000 square feet
- Ground level docks
- 60' concrete truck pad
- Future office area within the building shell
- Pre-engineered metal building (PEMB) with block wainscot on east, north, and west sides
- 30' x 50' bay size
- 24' minimum clear height
- Single slope roof
- Architectural entrance on northeast corner
- One 14' wide x 16' high drive-in door
- Two docks installed with capacity for four
- Rotational heat system
- Utilities stubbed into building
- Stormwater detention system complete

### Building Site

- 9.76 acre site
- 4.78 acres available for expansion

**The Greencastle/Putnam County Development Center, the City of Greencastle, and Garmong Development Company are pleased to present this outstanding industrial facility. These three organizations have developed a unique partnership to ensure the success of this project. Toward the success of the shell building project, Garmong brings over 80 years of design and construction expertise, the Development Center brings its project management and marketing resources, and the City of Greencastle is providing the site and infrastructure components.**

### Utility Information

- Electric Power - Duke Energy Indiana
- 277/480 volt, three phase electrical service provided by a 500 KVA pad mount transformer with underground service.
  - Transformer may be upgraded to a larger capacity.
  - 69 KV substation adjacent to the site.

### Natural Gas - Vectren Energy Delivery

- 2" service line
- 6" main at 50 psi

### Water - Greencastle Municipal Utilities

- 1.5" domestic water line
- 6" fire sprinkler line
- 12" water main

### Sanitary Sewer - Greencastle Municipal Utilities

- 6" sanitary lateral
- 8" main

### Telecommunications/ Fiber - Cinergy MetroNet

- Voice/Data/ Video

### Telecommunications - Verizon

- Voice/Data

### Transportation

The shell building is 11 miles north of I-70. US 40, US 231, and SR 240 provide truck access.

The Putnam County Airport is located within one mile of the property and features a 5,000' x 100' runway. Indianapolis International Airport is located 45 minutes to the east.

There is a potential for rail service from CSXT's St. Louis to Indianapolis mainline.

### Community Overview

Greencastle, the county seat of Putnam County, is a college community of over 10,000 people in west central Indiana. As the home of DePauw University, the community enjoys a wide range of cultural and educational opportunities. The community and surrounding area retain their small town, rural atmosphere while being only 45 minutes from the Indianapolis International

Airport and 50 minutes from downtown Indianapolis. The community's strategic location also allows it to take advantage of the resources of Purdue University, Indiana University, Rose-Hulman Institute of Technology, Indiana State University, and Indiana University-Purdue University at Indianapolis (IUPUI).

In 1991, Greencastle was designated an "All-American City" by the National Civic League. More recently, Greencastle has been ranked as one of 100 best small towns in America in the book "The 100 Best Small Towns in America", by Norm Crampton. It ranks because of its increase in young adult population, low crime rate (2nd best of the 100 towns), growth, and other factors.

