

Rural Business / Commerce Park Project Profile	
Capital Investment	\$40,000,000
Land & Building	\$20,000,000
Machinery & Equipment	\$20,000,000
Building Size	
Per Building	50,000 square feet
Estimated No. of Buildings	5 – 10
Total Site Build-Out	600,000 square feet
Site Requirement	10 acres
Sub-dividable Parcel	4 acres minimum
Employees	600 persons
Wages	
Office Salary	\$35,000 / year + 30% benefits package
Office/Plant Hourly	\$10.50 / hour + 25% benefits package
Office/Facility Operation	
Shifts / Day	2 shifts
Days / Week	5-6 days
Utility Requirements	
Electricity	1,000 kilowatt (kW) demand 600,000 kilowatt hour (kWh) / month usage Dual feed preferred
Natural Gas	5,000 mcf / month usage
Water/Sewer	Up to 1,000 gallons / day flow (each) Municipal system for both preferred
Telecommunications	T-1 line or equivalent required, T-3 line equivalent preferred Fiber optic infrastructure
Transportation / Site Access	
Site Accessibility	Dual access to site preferred for separate employee and truck traffic, one traffic-light controlling ingress/egress is preferred