

Health & Beauty Products Distribution Center Location Project Case Study

Austin Services

Labor Analysis

Community and Property
Selection

Due Diligence

Incentives Negotiation

Project Investment:	\$117 Million
Labor Requirement:	500 by 2010
Site Size:	45-60 Usable Acres
Building Size:	590,000 Square Feet
Search Area:	East Central Ohio, Central Indiana, Northern Kentucky
Outcome:	Selected 70 acre site in Zanesville, Ohio (50 miles east of Columbus)

Major Location Factors:

- Access to major highways to support inbound and outbound trucks
- Available site large enough to accommodate current and future needs
- Unskilled and skilled workforce to support normal and seasonal needs
- Labor market with competitive wages and benefits
- Community able to meet aggressive start-up schedule
- State and local incentive programs offered

