



MANUFACTURING FACILITY SITE AVAILABILITY INFORMATION

DUNSEITH, ND



Site Availability Information

This facility, located in a certified HUB Zone, has been used as an electronics manufacturing plant over the past 35 years, expanding and growing into the space now available. Highly skilled personnel have directly contributed to company success and growth in this competitive industry.

20 Acre Site

- Buildings available – 100,000 sq. ft.
- Building 1 – 45,000 sq. ft.
(Owned by Benchmark Electronics)
- Building 2 – 55,000 sq. ft.
(Owned by City of Dunseith)

Buildings are joined with three walkways.

Facility Features

- 7 loading docks
- Clean Room – Class 100,000
24' x 13'
- Material crib room
fully-caged & secure
- Electro static control flooring
- 480 Volt – 3 Phase power
- 208/120 overhead power rails
- Overhead sprinklers
- Reverse osmosis water
treatment system
- T1 line available
- Climate controlled
- Security system
- Paved parking lots

Certifications

- IPC-A-610 & J-Std 001
Class III Certification
- Multiple customer certification,
supplier & performance awards

Quality System Registrations

- AS9100C: 2008 Aerospace QMS
- ISO 9001: 2008 QMS
- ISO 14001: 2004 EMS
- AS9102 FAI Requirement
- ITAR Registered
- NADCAP Accreditation - Electronics

World Class Workforce

Benchmark Electronics employment statistics (May 2015)

- 140 highly skilled production and support personnel
- Skills sets
 - Assembly & testing: PCB, flex circuit, system and custom
 - Precision electromechanical assembly
 - Account management
- Average tenure 16 years
- Average age 39 years

Transportation

- 24 hour Canadian port-of-entry
- Interstate proximity
 - Hwy 2 – 30 miles
 - Hwy 83 – 60 miles
 - I-29 – 250 miles
 - I-94 – 260 miles
- Shipping – FedEx, UPS, and Yellow
- 300+ parking spaces available



Strategic Incentives

Income Tax Exemptions

- Five-year corporate income tax exemption for new or expanding primary sector business
- Investment tax credits for business investors

Sales Tax Exemptions

- Sales and use tax exemptions on manufacturing/computer/telecommunication equipment
- Utilities are not taxed in North Dakota

Property Tax Exemptions

- Up to five-year 100% property tax exemption
- Additional five years available for agricultural processors
- Payment in lieu of a property tax exemption, a company may negotiate a fixed or graduated tax rate for a period not to exceed 20 years
- Personal property is not taxed, including equipment, materials in process and accounts receivable

Financial Incentives

- North Dakota Development Fund — gap financing loan and equity program
- PACE Program — interest buy down program at Bank of North Dakota
- MATCH Program — loans at U.S. Treasury yield rate + 0.25% - 0.50% for “A” or “BBB” rated companies
- Research North Dakota — grant funds for conducting R&D in partnership with North Dakota universities

Workforce Development

- Workforce 2020 — grant program for training new technologies and processes
- New Jobs Training Program — grant program reimbursing employee withholding taxes
- Tribal College Grant — provides funding to the five tribally controlled community colleges for workforce training and entrepreneurial assistance

Workers Compensation

- Lowest workers compensation premium rates in the nation — 2014



Competitive Cost Advantages

Power

- Power offered at industrial rates at an avg. 7.98 cents/kwh — YTD January 2015
- Nearly 59% of the electricity generated in the state is provided to interstate trade
- Supporting “green” business trend by developing renewable energy sources

Public Policy

- Constitutionally balanced budget
- Person-to-person access to public officials
- Only state-owned bank in the nation offers unique business financing options
- Right to Work state

Taxes

- In 2013, State Legislature lowered the top corporate income tax rate from 4.53% to 4.31%

Workforce

- Labor surplus area

Available On-Sight Distribution Agreement with Chiptronics

Chiptronics has provided service to the Aerospace & Defense Industry for over 35 years.

Services Available

- Logistics management
- Inventory management
- Vendor managed inventory
- Strategic component procurement

Certifications

- 3rd Party Minority Certified MMSDC
- HUB Zone Certified
- ISO 9001:2008 Registered
- ITAR Compliant
- Multiple customer certification, supplier & performance awards

Chiptronics Contacts

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Community Information

Dunseith is located in Rolette County which also includes the Turtle Mountain Indian Reservation.

Tri-County Area Information

- Rolette County
 - Population - 14,582
 - Labor Force – 4,114
 - Unemployment rate – 11.2%
 - Median age - 29.2
- Pierce County
 - Population - 4,451
 - Labor Force –1,663
 - Unemployment rate – 5.1%
 - Median age - 45.7
- Bottineau County
 - Population - 6,736
 - Labor Force –3,304
 - Unemployment rate – 3.3%
 - Median age - 44.7

Location

- Bottineau is the largest community in the area, located 18 miles west of Dunseith.
- Belcourt is located 14 miles east of Dunseith.
- Rugby is located 32 miles south of Dunseith.
- Easy access for travel and transport.

Tourism

- The area’s reputation as a “Four Seasons Playground” provides a setting for a variety of recreational activities.
- The International Peace Garden outside of Dunseith is a popular destination with its abundant floral displays and summer concerts.
- Nearby Lake Metigoshe offers scenic fishing and recreational waters straddling the US/Canadian border.

Education

- A strong technical/skilled workforce is available.
- Dakota College at Bottineau offers 33 career/technical programs options leading to certificates of completion, diplomas or AAS degrees. The college enrolls approximately 850 full-time and part-time students.
- Turtle Mountain Community College provides innovative workforce training that meets the specific needs of business and industry. The college enrolls approximately 575 full-time and part-time students.



Students at the Turtle Mountain Community College

Facility Location



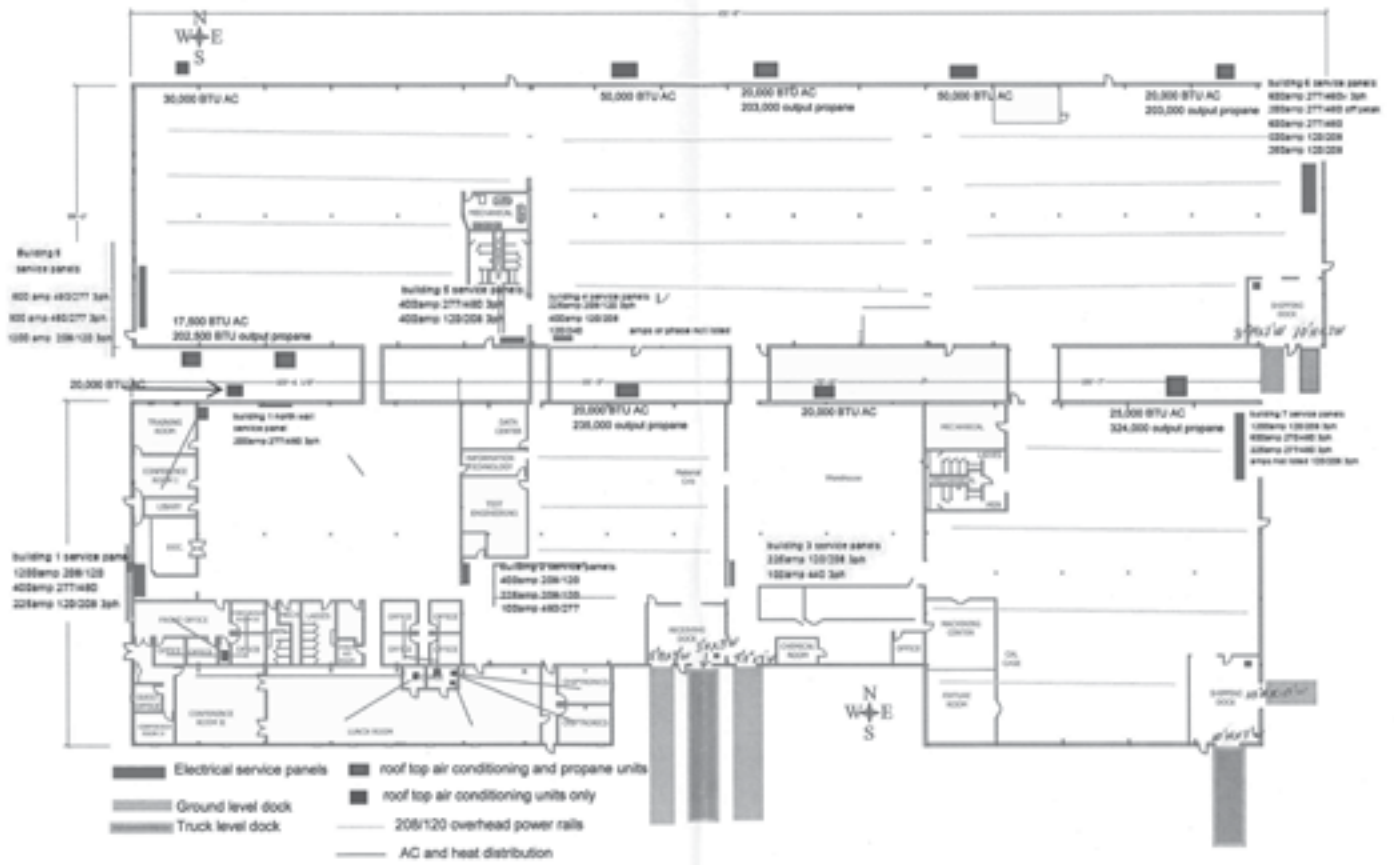
“The workforce is highly skilled and comprises not only factory labor but many high-level engineering and management jobs.”

- Chuck Neubauer, Market President, Starion Financial

“The support staff of engineers, contract management and production workforce has established an excellent reputation for building quality complex products and meeting customer needs.”

- John E. Miller, Founder/CEO, Turtle Mountain Corporation





"I am proud to be part of a team that has fostered business growth for over 20 years. Along with various state and federal agencies, we are willing to go the extra mile to address your business needs."

- Jesse Marion, Mayor of Dunseith

Phone: 701-244-5596

North Dakota
LEGENDARY

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