An international and an established U.S. based automotive manufacturer desired to locate an operation to provide automotive exhaust components for an existing customer located in California. The ideal location consists of an existing building (or Greenfield site) adaptable for the automotive market located on about 10 to 15 acres. The ideal community and property should also have the appropriate skill levels and be adaptable for the automotive industry, have and electric power availability and reliability at a reasonable cost, and have available property zoned for industrial purposes. The recommended community must have a positive history of good labor relations in providing the opportunity for management to work without third-party involvement. Austin has performed several site location studies for the U.S. based operation in addition to the study listed.

**Major Location Factors:**

- Convenient access to area intermodal transportation
- Labor availability at a reasonable costs
- Skilled maintenance work force including a background in hydraulics and pneumatics
- Positive area labor relations, area of good worker / management relations
- Technical schools / colleges for employee training
- Quality industrial buildings or Greenfield sites with good access to area interstates
- Convenient air service to Cincinnati Airport
- Pro-business community
- State and local incentive programs including state training funds, employee recruiting assistance and tax abatements