



Available for Occupancy - Summer 2023

# 621 - 651 S. Enterprise Blvd @ Lebanon Business Park

For Lease - Buildings 1 & 2

## Modern industrial product in Lebanon ready to accommodate Warehousing + Logistics Industries

- 277,919 SF of planned modern industrial development (*divisible*)
  - Building 1 – 106,171 SF
  - Building 2 – 171,748 SF
- Zoned Planned Business Industrial (PBI)
- Less than one mile to the I-65 & SR 39 Interchange
- Exceptional access to Indianapolis, Chicago & 5 major interstate systems (only 30 minutes to Indy's CBD and the Indianapolis International Airport)
- Ideal for warehousing and logistics industries
- 10-Year real estate tax abatement in place
- Completion scheduled Q2 2023

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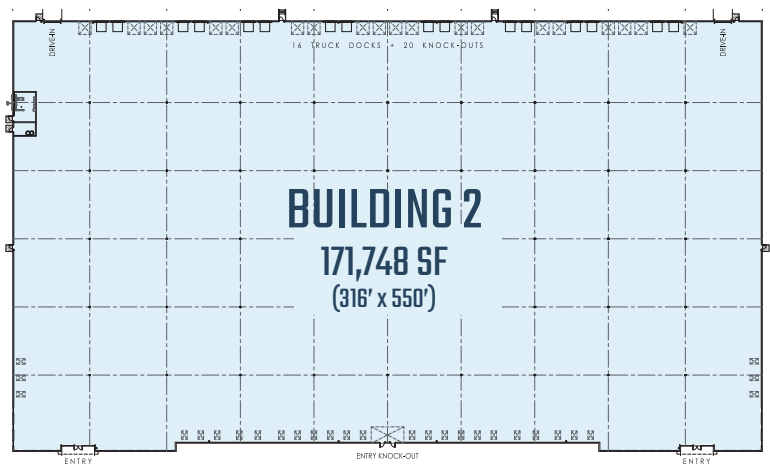
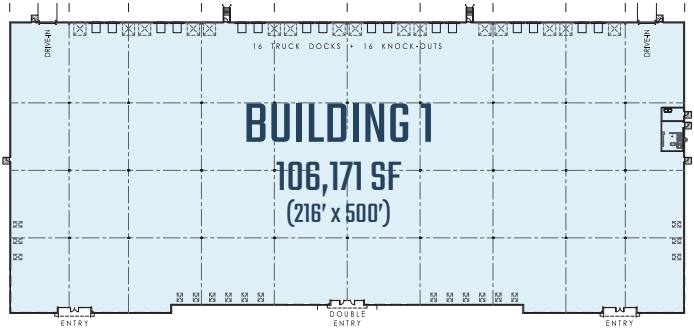
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# PROJECT SPECS + DESIGN DETAILS



## BUILDING 1 - 621 S. Enterprise Blvd, Lebanon, IN 46052

Total Building Area	106,171 SF (216' x 500')
Clear Height	28'
Column Spacing	54' x 50' with 60' staging bay
Office Space	As needed
Loading Equipment:	16 loading docks (9' x 10') 16 knock-out positions 35,000 lb. mechanical levelers (7' x 8') 2 drive-In doors (12' x 14')
Car Parking	101 spaces
Truck Court	130'
Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO system
Floor	6" unreinforced concrete slab
Warehouse Lighting	LED high bay light with motion sensors 30 FC
Warehouse Heating	Gas unit heaters
Fire Protection	ESFR
Electrical Service	1,200 amp / 277 / 480 v main service

## BUILDING 2 - 651 S. Enterprise Blvd, Lebanon, IN 40652

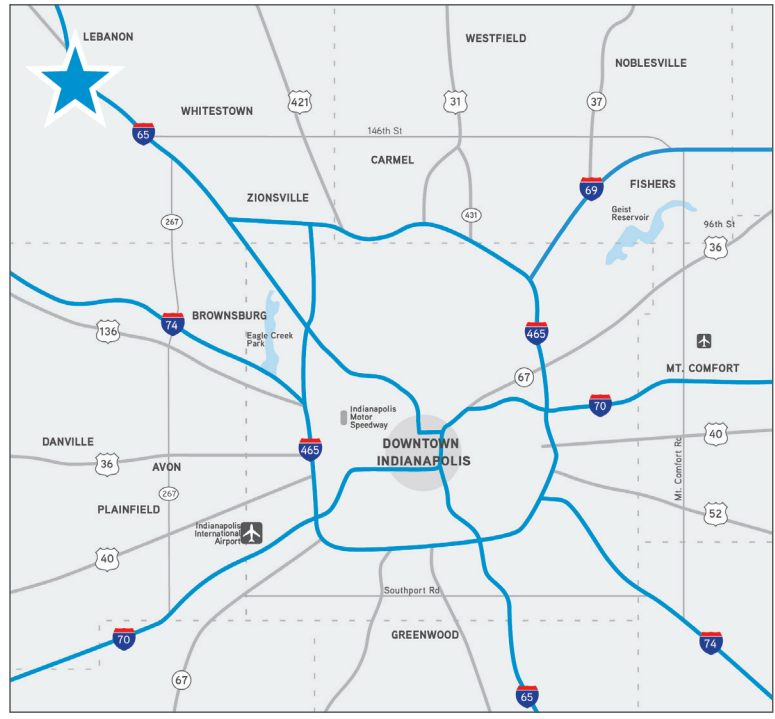
Total Building Area	171,748 SF (316' x 550')
Clear Height	32'
Column Spacing	54' x 50' with 60' staging bay
Office Space	As needed
Loading Equipment:	16 loading docks (9' x 10') 20 knock-out positions 35,000 lb. mechanical levelers (7' x 8') 2 drive-In doors (12' x 14')
Car Parking	102 spaces
Truck Court	130'
Construction	Insulated precast panel system
Roof	.045 mechanically attached white TPO system
Floor	7" unreinforced concrete slab
Warehouse Lighting	LED high bay light with motion sensors 30 FC
Warehouse Heating	Gas unit heaters
Fire Protection	ESFR
Electrical Service	1,600 amp / 277 / 480 v main service



## GET TO KNOW LEBANON

The City of Lebanon is the county seat for Boone County, a primary central Indiana location and community. Lebanon is located in the northwest industrial submarket of the Indianapolis MSA along the prominent I-65 corridor between Chicago and Indianapolis, two of the largest cities in the Midwest. This location puts Lebanon within a 1-day drive to 75% of the U.S. and Canadian populations.

The northwest industrial submarket of Indianapolis is the second largest submarket in the MSA. Lebanon has attracted numerous corporations totaling millions of square feet to its community due to a strong labor force, proximity to Indianapolis, access to I-65, and business-friendly reputation.



## NEARBY CORPORATE NEIGHBORS



# WHY INDIANA

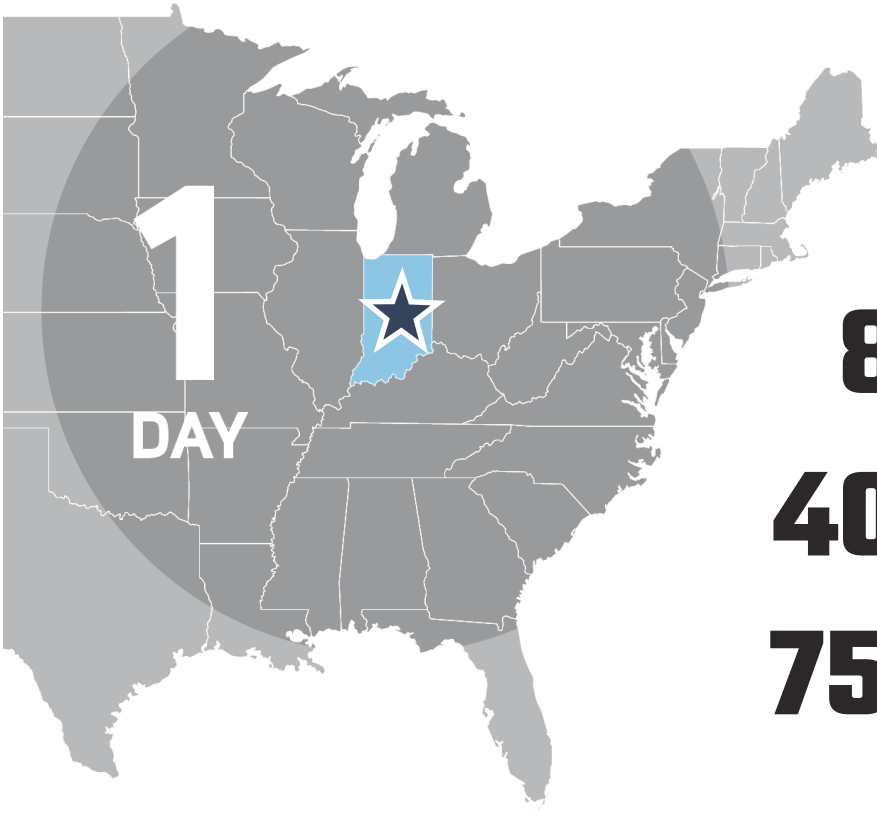
## Crossroads of America + I-65 Corridor

Indiana has earned a stand-out reputation for its business-friendly leadership, economic health, and accessibility. Earning its name as the Crossroads of America — central Indiana is located within an 8-hour drive to over 40 major metropolitan cities. The Lebanon location is served by 27 airports within 50 miles — and positioned along the I-65 Logistics Corridor. The site's access is unparalleled.



### Indianapolis International Airport (IND)

- adjacent to FedEx's 2<sup>ND</sup> largest U.S. distribution hub
- ranked 8<sup>TH</sup> largest freight airport in U.S.
- 9<sup>TH</sup> consecutive year, earns "Best Airport in North America"



### Great Proximity To Major Airports

- IN – Ft Wayne + Indy
- IL – Midway + O'Hare
- KY – Lexington + Louisville
- OH – Columbus + Dayton

**8**

interstate systems connect Indiana to the country

**40<sup>+</sup>**

major metropolitan areas within an 8-hr drive

**75%**

U.S. + Canada population within a 1-day drive

### BEST BUSINESS CLIMATE

**3<sup>RD</sup>**

Best State, Logistics & Infrastructure  
*CNBC Business News 2021*

**3<sup>RD</sup>**

Best State for Doing Business  
*Area Development 2021*

**8<sup>TH</sup>**

Competitive Labor Environment  
*Area Development 2021*

**9<sup>TH</sup>**

Best State, Business Climate Index  
*Tax Foundation 2021*

**10<sup>TH</sup>**

in U.S. for Corporate Tax Environment  
*2019 Area Development Magazine*

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