



Available for Occupancy

621 - 651 S. Enterprise Blvd @ Lebanon Business Park

For Lease - Buildings 621 & 651

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

- 277,919 SF of modern industrial development
 - Building 621 – 106,171 SF | 76,141 SF Remaining (Divisible to ±30,000 SF)
 - Building 651 – 171,748 SF (Divisible to ±50,000 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 via I-465 (only 30 minutes to Indy's CBD, the Indianapolis International Airport & Lafayette, IN)
- Ideal for warehousing and logistics industries
- 10-Year real estate tax abatement in place

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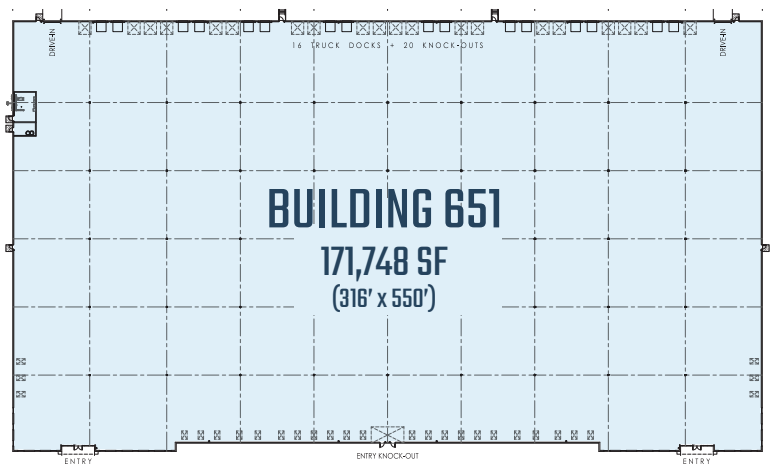
Developed, Owned & Managed by:



Leased by:



PROJECT SPECS + DESIGN DETAILS



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

Total Building Area	106,171 SF (216' x 500') 76,141 SF Available Divisible to ±30,000 SF
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 651 - 651 S. Enterprise Blvd, Lebanon, IN 40652

Total Building Area	171,748 SF (316' x 550') Divisible to ±50,000 SF
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



INDIANAPOLIS INT'L AIRPORT

IND

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCI** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— Site Selection Magazine

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

leading state in biotechnology exports

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

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