

# 621 & 651

**S. ENTERPRISE BLVD.**  
Lebanon Business Park



**621 ENTERPRISE BLVD**

**651 ENTERPRISE BLVD**



## PURPOSE-BUILT FOR WAREHOUSE AND LOGISTICS EXCELLENCE

Hit the ground running with immediate occupancy



# PROPERTY OVERVIEW

- 277,919 SF premier Class A industrial space
  - Building 621: 76,141 SF available
  - Building 651: FULLY LEASED
- Located in the Lebanon Business Park
- Prime position near the I-65 and SR 39 interchange provides direct access to major Midwest markets
- 30 minutes from the Indianapolis International Airport and quick I-65 access to Chicago
- 10-year real estate tax abatements and business incentives
- Access to skilled manufacturing workforce in the greater Indianapolis region
- Pro-business community with established manufacturing presence

## DEMOGRAPHICS

**1,542,065**

Population

**173,068**

Blue collar  
workers

**1,227,115**

Labor force 16+

**24.6%**

High school  
diploma, GED,  
some college

**48.5%**

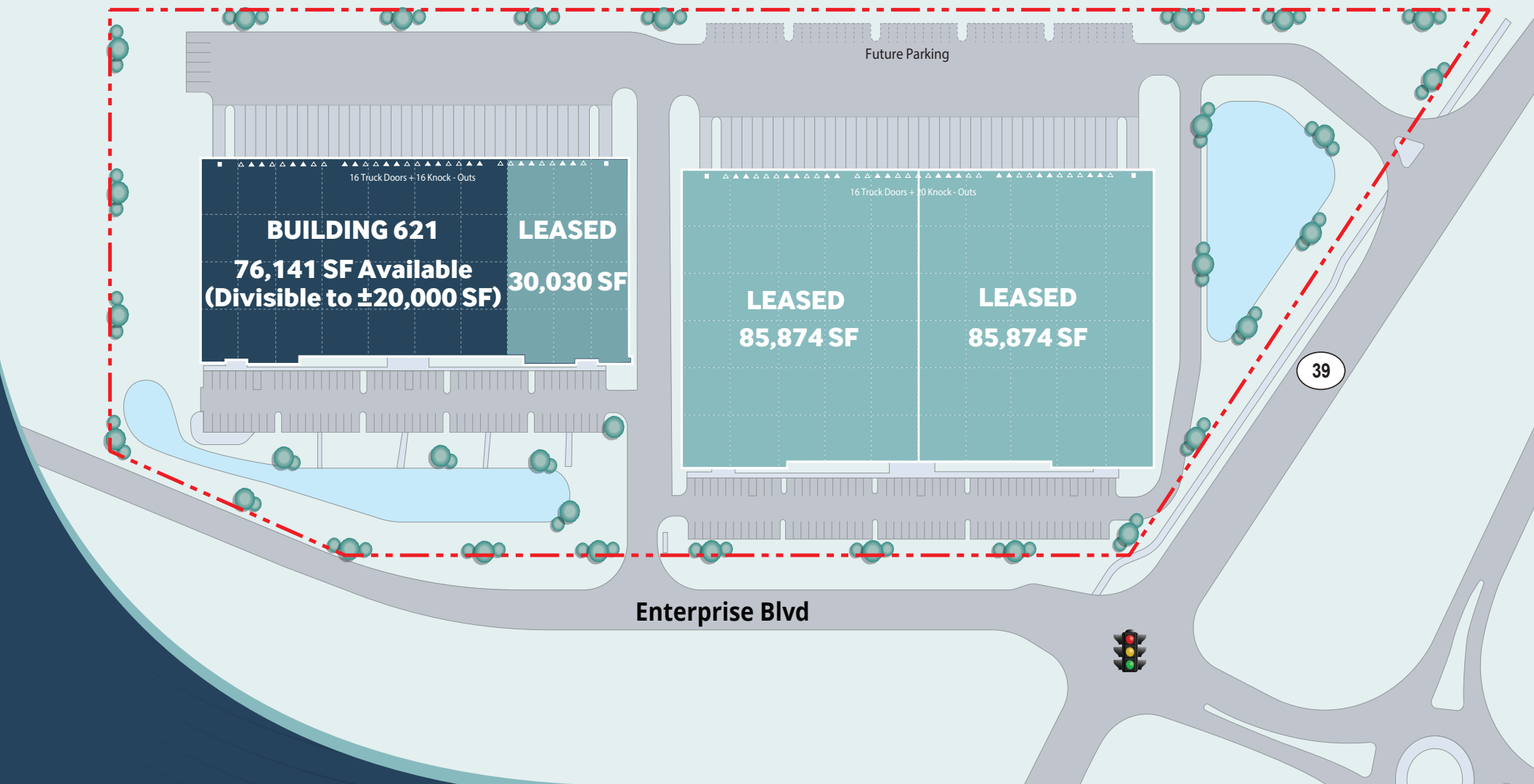
Associates  
degree or higher

**\$128,205**

Avg. HH Income

*within 30 miles*

# SITE PLAN



## Utilities

- Water: Lebanon Utilities
- Sewer: Lebanon Utilities
- Storm: Lebanon Utilities
- Gas: Center Point Energy
- Electric: Lebanon Utilities
- Data: Brighthouse, Metronet, and AT&T

# BUILDING SPECIFICATIONS – BUILDING 621

**Total building size:**

106,171 SF (216'x500')

**Total space available:**

76,141 SF (Divisible to  $\pm 20,000$  SF)

**Warehouse:** 76,141 SF

**Office:** As needed

**Acres:**

$\pm 7.473$

**Clear Height:**

28'

**Column Spacing:**

54'x50' with 60' staging bay

**Available loading equipment:**

12 loading docks (9'x10')

12 knock-out positions

35,000 lb mechanical levelers (7'x8')

1 drive-in door (12'x14')

**Truck court:**

130'

**Construction:**

Insulated precast panel system

**Roof:**

0.045 mechanically attached  
white TPO system

**Floor:**

6" unreinforced  
concrete slab

**Warehouse lighting:**

LED high bay light with  
motion sensors 30 FC

**Vehicle parking:**

88 spaces, plus 6 ADA spaces

**Trailer parking:**

6 spaces

**Warehouse heating:**

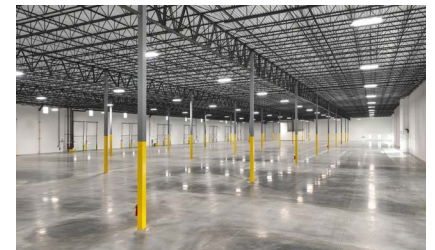
Gas unit heaters

**Fire protection:**

ESFR; dedicated supplemental  
water tank for sprinkler system

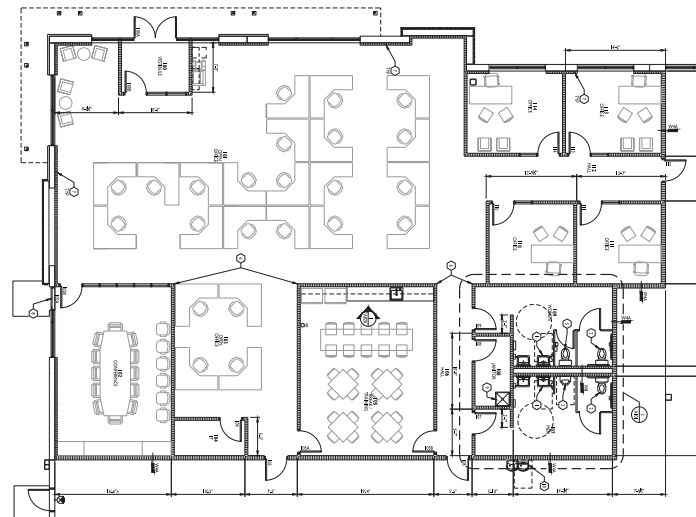
**Electrical service:**

800 amp / 277 / 480 v  
main service



Scan to view  
additional photos

## Option A: 1,537 SF





# NEARBY AMENITIES

## Drive times

### I-465

15 minutes

### Indianapolis CBD

30 minutes

### Indianapolis International Airport / FedEx Hub

30 minutes

### CSX Intermodal Terminal

35 minutes

### Lafayette

40 minutes

### Chicago

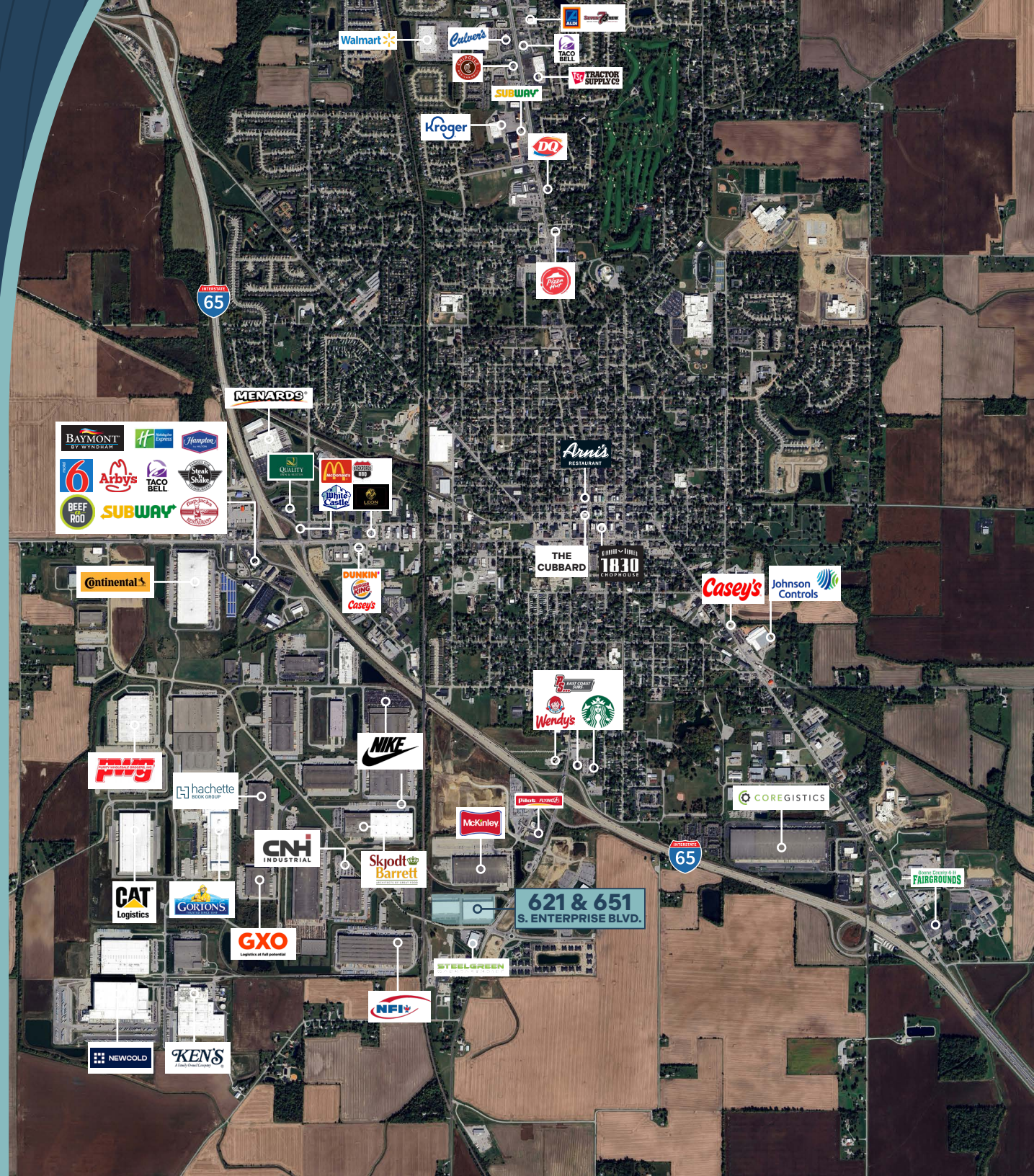
2 hours, 30 minutes

### Cincinnati CVG Airport (Amazon Prime Hub)

2 hours 10 minutes

### Louisville International Airport (UPS Worldport)

2 hours 15 minutes







**FOR MORE INFORMATION,  
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