

621 & 651
S. ENTERPRISE BLVD.

Lebanon Business Park



621 ENTERPRISE BLVD

651 ENTERPRISE BLVD



2 modern
industrial
buildings



Interstate
access



Situated in
prominent
industrial park

**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

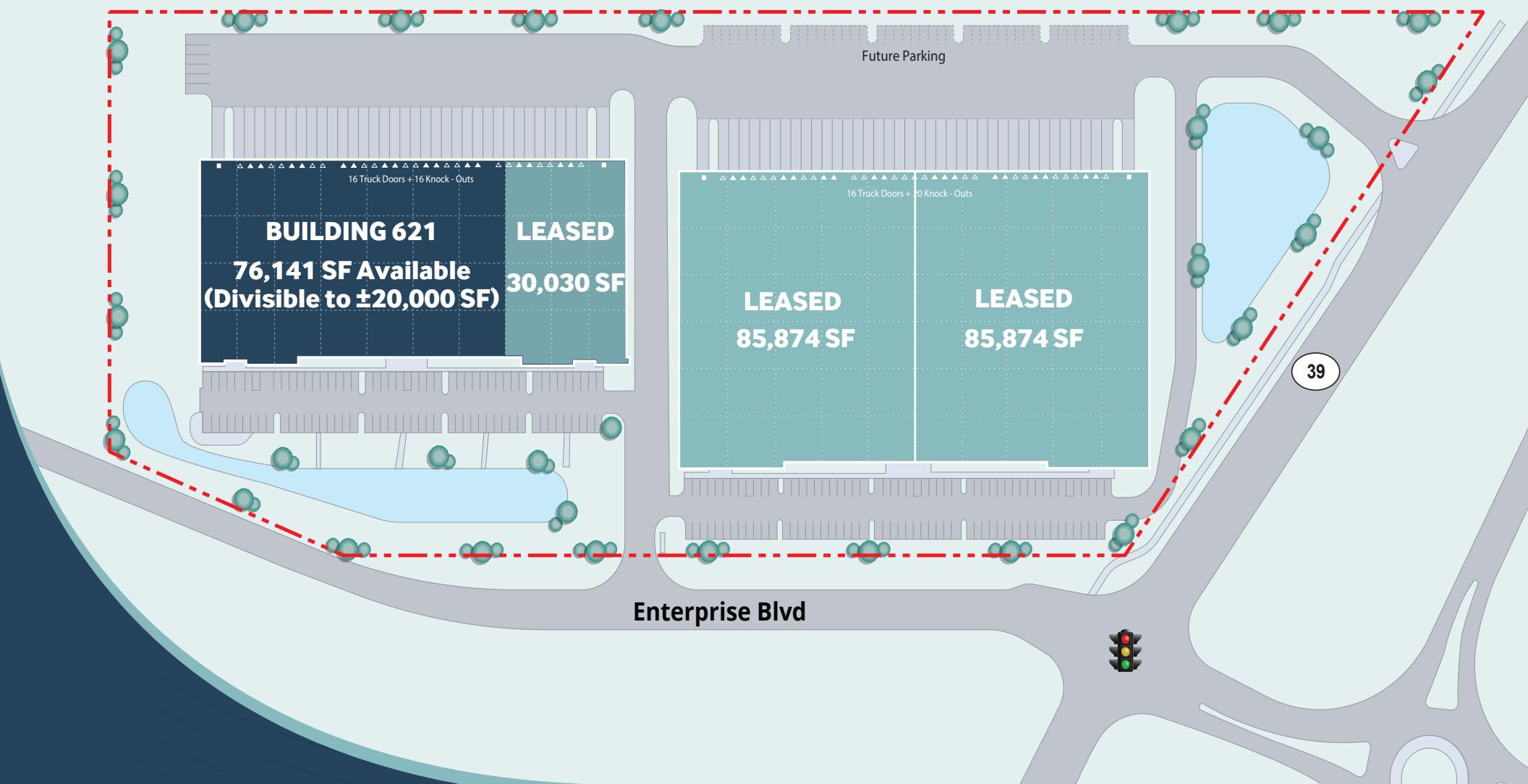
\$128,205

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 ±20,000 SF)

Warehouse: 76,141 SF
Office: As needed



Acres:
±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



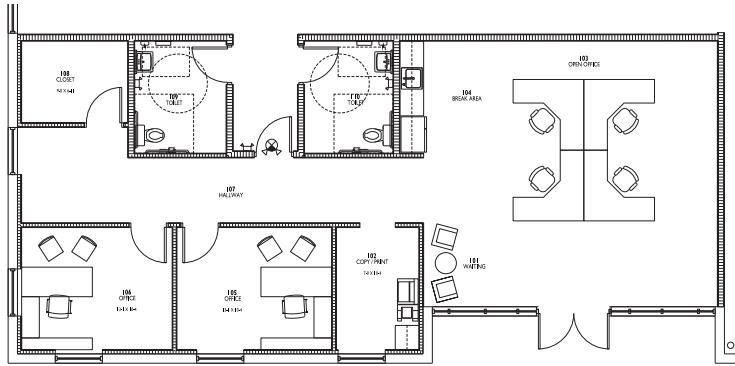
Electrical service:
800 amp / 277 / 480 v
main service



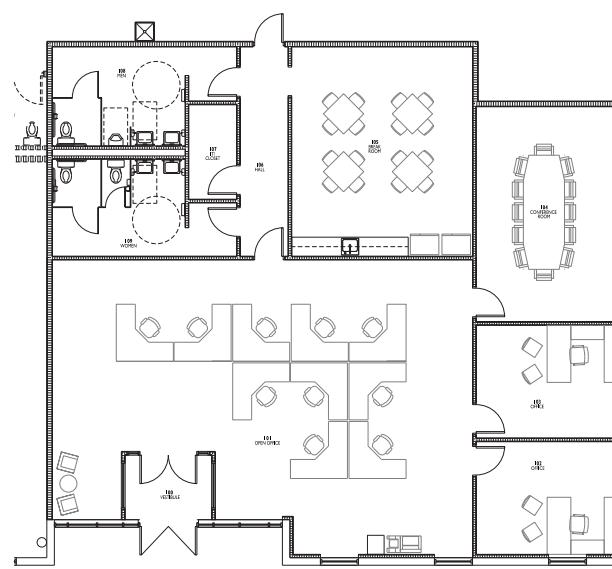
Scan to view
additional photos

OFFICE BUILDOUT OPTIONS

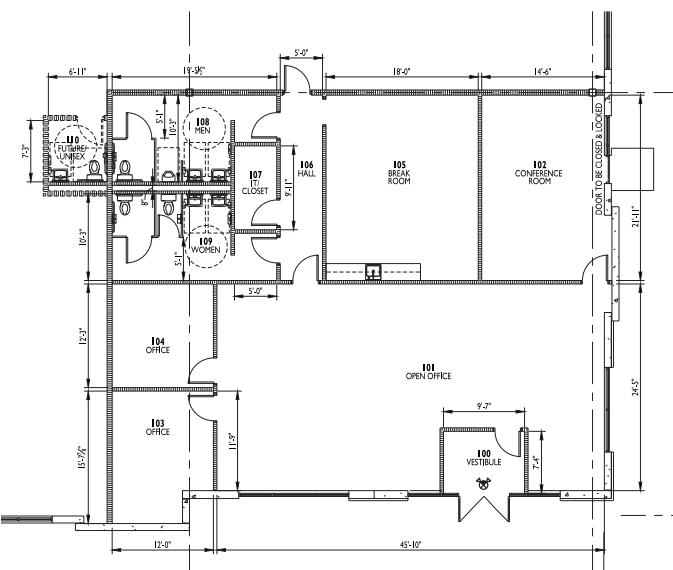
Option A: 1,537 SF



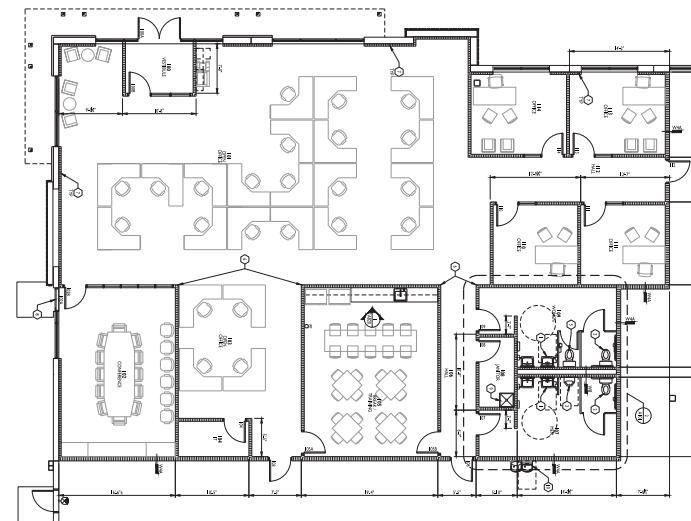
Option B: 3,152 SF



Option C: 2,930 SF



Option D: 4,981 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

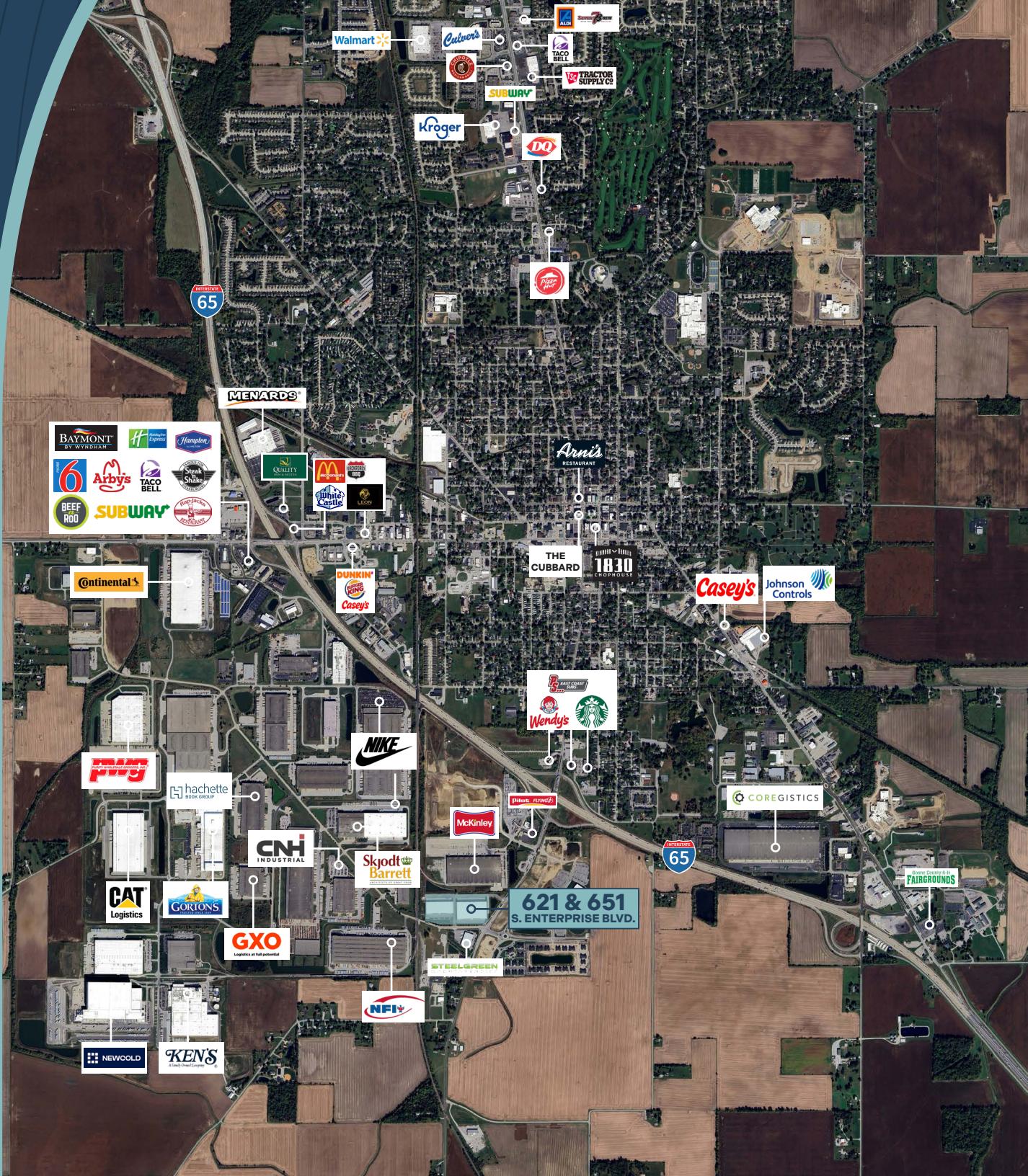
2 hours, 30 minutes

Cincinnati CVG Airport (Amazon Prime Hub)

2 hours 10 minutes

Louisville International Airport (UPS Worldport)

2 hours 15 minutes





**FOR MORE INFORMATION,
PLEASE CONTACT:**

Brian Seitz, SIOR
brian.seitz@jll.com
+1 317 810 7184

Brian Buschuk
brian.buschuk@jll.com
+1 317 810 7180



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