



Available for Occupancy - September 2023

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 planned modern industrial development (*divisible*)
 - Building 621 – 106,171 SF
 - Building 651 – 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 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
- Available for occupancy September 2023

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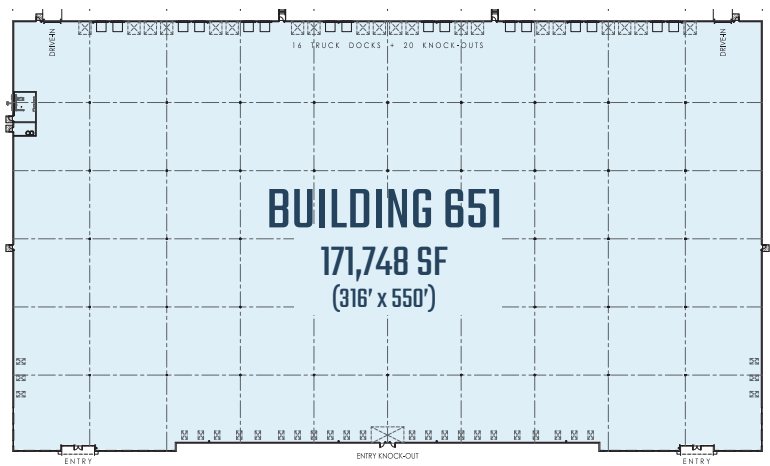
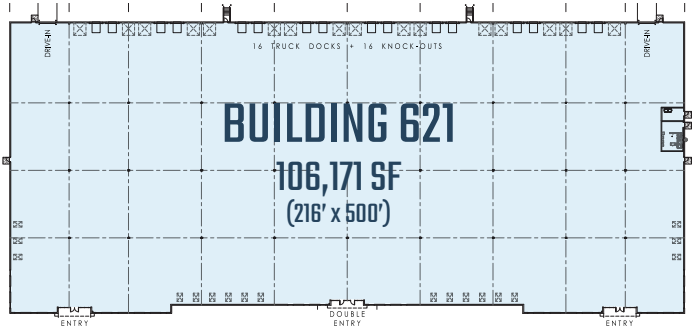
Developed, Owned & Managed by:



Leased by:



PROJECT SPECS + DESIGN DETAILS



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

Total Building Area	106,171 SF (216' x 500')
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')
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

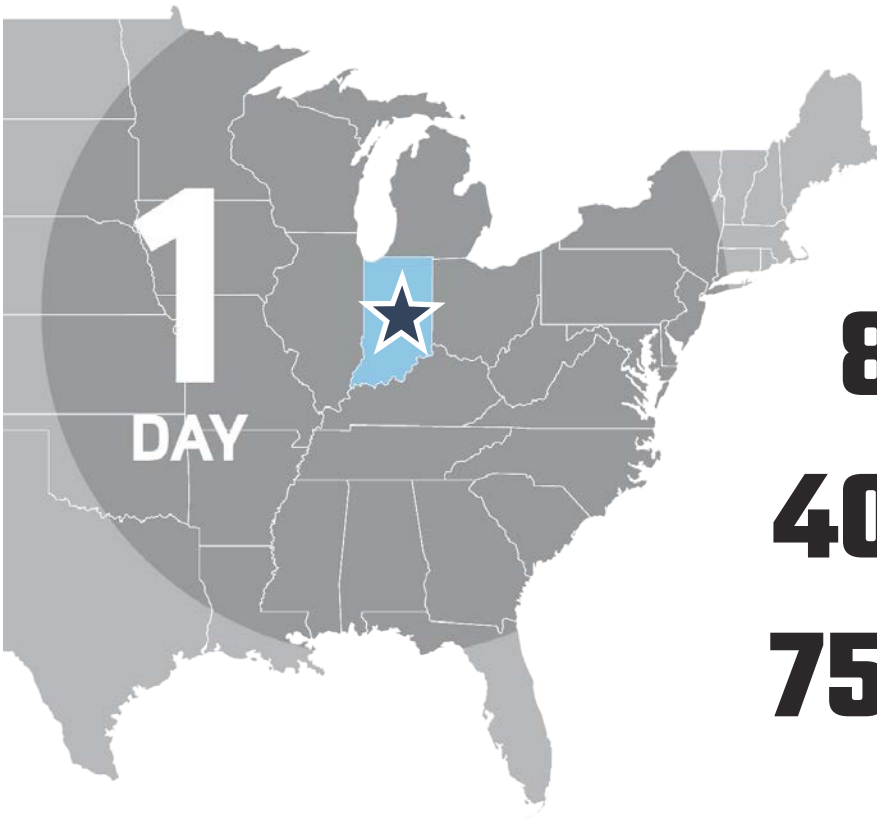
Crossroads of America + I-65 Corridor

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 2ND largest U.S. distribution hub
- ranked 8TH largest freight airport in U.S.
- 11TH 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⁺

major metropolitan areas within an 8-hr drive

75%

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

BEST BUSINESS CLIMATE

3RD

Best State, Logistics & Infrastructure

CNBC Business News 2021

3RD

Best State for Doing Business

Area Development 2021

8TH

Competitive Labor Environment

Area Development 2021

9TH

Best State, Business Climate Index

Tax Foundation 2021

10TH

in U.S. for Corporate Tax Environment

2019 Area Development Magazine

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