

FOR LEASE



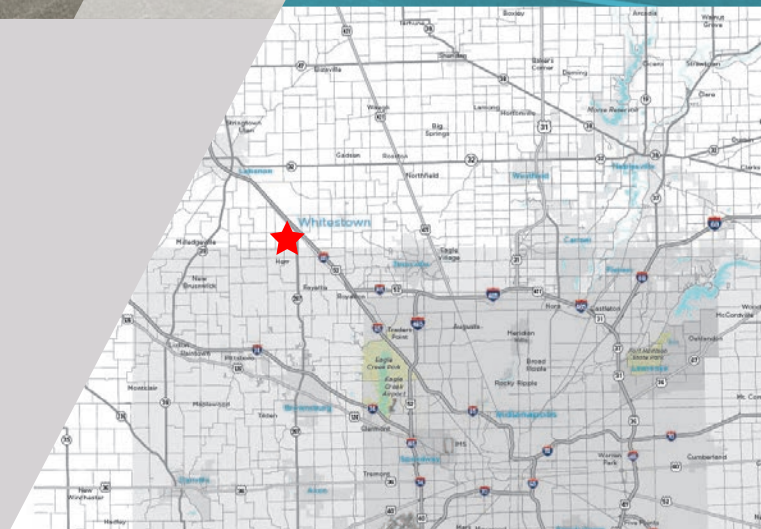
**MODERN BULK
DISTRIBUTION
BUILDING 4
168,480 SF AVAILABLE**



HUB I-65
INDUSTRIAL PARK

**3150 COUDEN DRIVE
LEBANON, IN 46052**

10-year real estate tax
abatement program



**CUSHMAN &
WAKEFIELD**

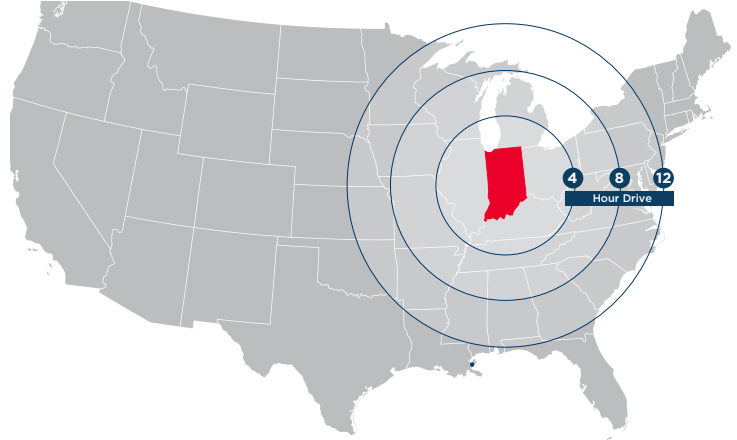
OWNED BY:



BLDG 4

3150 COUDEN DRIVE

Building Area	702,000 SF
Available Area	168,480 SF
Spec Office	1,466± SF
Ceiling Height	40'
Bay Spacing	50' x 54'; 60' staging
Exterior Docks	12 (expandable)
Drive-in Doors	2
Floors	8" unreinforced concrete
Truck Court	135'
Construction	Precast
Sprinkler	ESFR
Interior Lighting	LED
Heat	Gas-fired
Car Parking	158
Truck Parking	32

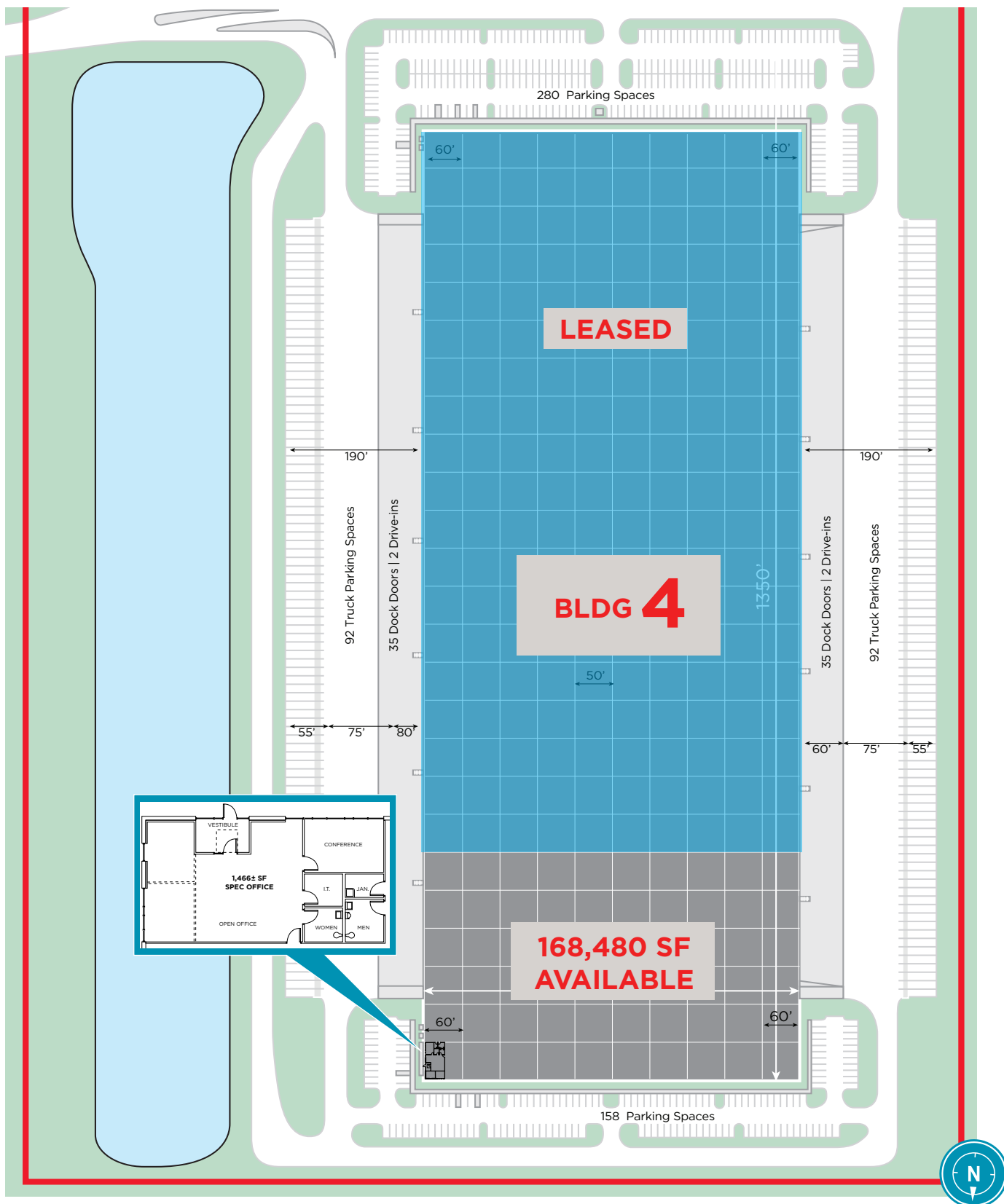


Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA**, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.

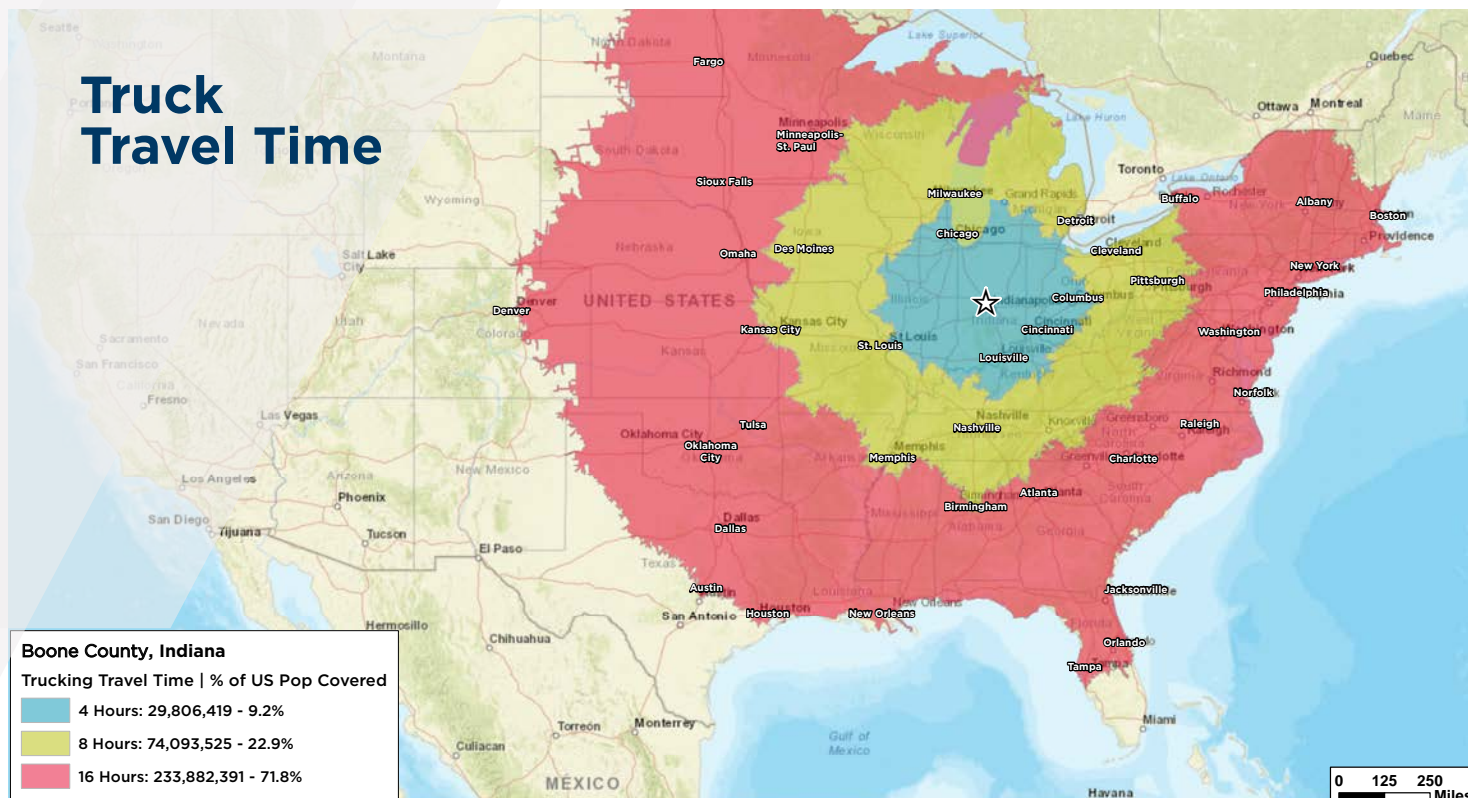
Immediate access to Interstate 65



FOR LEASE | LEBANON, IN 46052



Truck Travel Time



BOONE COUNTY, IN



INDIANA

- Best State for Business in the Midwest
- Ranks #5 nationally



WORKFORCE (2024 est.)

- 719,000 - 20 mile



INDIANAPOLIS INT'L AIRPORT

- 25 minute drive
- Home to 2nd largest FedEx facility in the world



TAXES

- Best State Tax Climate in the Midwest
- Ranks #9 nationally



POPULATION (2024 est.)

- 912,000 - 20 mile
- 2,160,800 - Indy MSA



BOONE COUNTY

- Home to some of the fastest growing IN cities

NEIGHBORING COMPANIES



Luke J. Wessel, SIOR
Cushman & Wakefield
Direct +1 317 639 0471
luke.wessel@cushwake.com

Grant M. Lindley, SIOR, CCIM
Cushman & Wakefield
Direct +1 317 639 0446
grant.lindley@cushwake.com

Chad Lindley
Sunbeam Development Corporation
Direct +1 317 842 1166
clindley@sunbeamdevelopment.com