

# FOR LEASE



**MODERN BULK  
DISTRIBUTION**

**BUILDING 3 | 385,560 SF**

**BUILDING 4 | 702,000 SF**

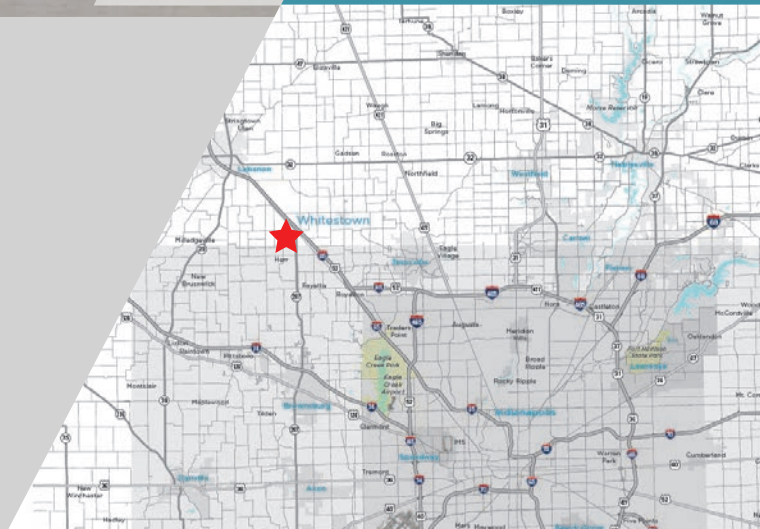


## HUB I-65

INDUSTRIAL PARK

**COUDEN DRIVE  
LEBANON, IN 46052**

**10-year** real estate tax  
abatement program



 **CUSHMAN &  
WAKEFIELD**

OWNED BY:

  
**SUNBEAM**  
DEVELOPMENT CORPORATION

## BLDG 3 3201 COUDEN DRIVE

Building Area	385,560 SF
Ceiling Height	36'
Bay Spacing	50' x 54'; 60' staging
Exterior Docks	38 (expandable)
Drive-in Doors	4
Floors	7" unreinforced concrete
Truck Court	135'
Construction	Precast
Sprinkler	ESFR
Interior Lighting	LED
Heat	Gas-fired
Electrical	(2) 800 amp services
Car Parking	274
Truck Parking	101

## BLDG 4 3150 COUDEN DRIVE

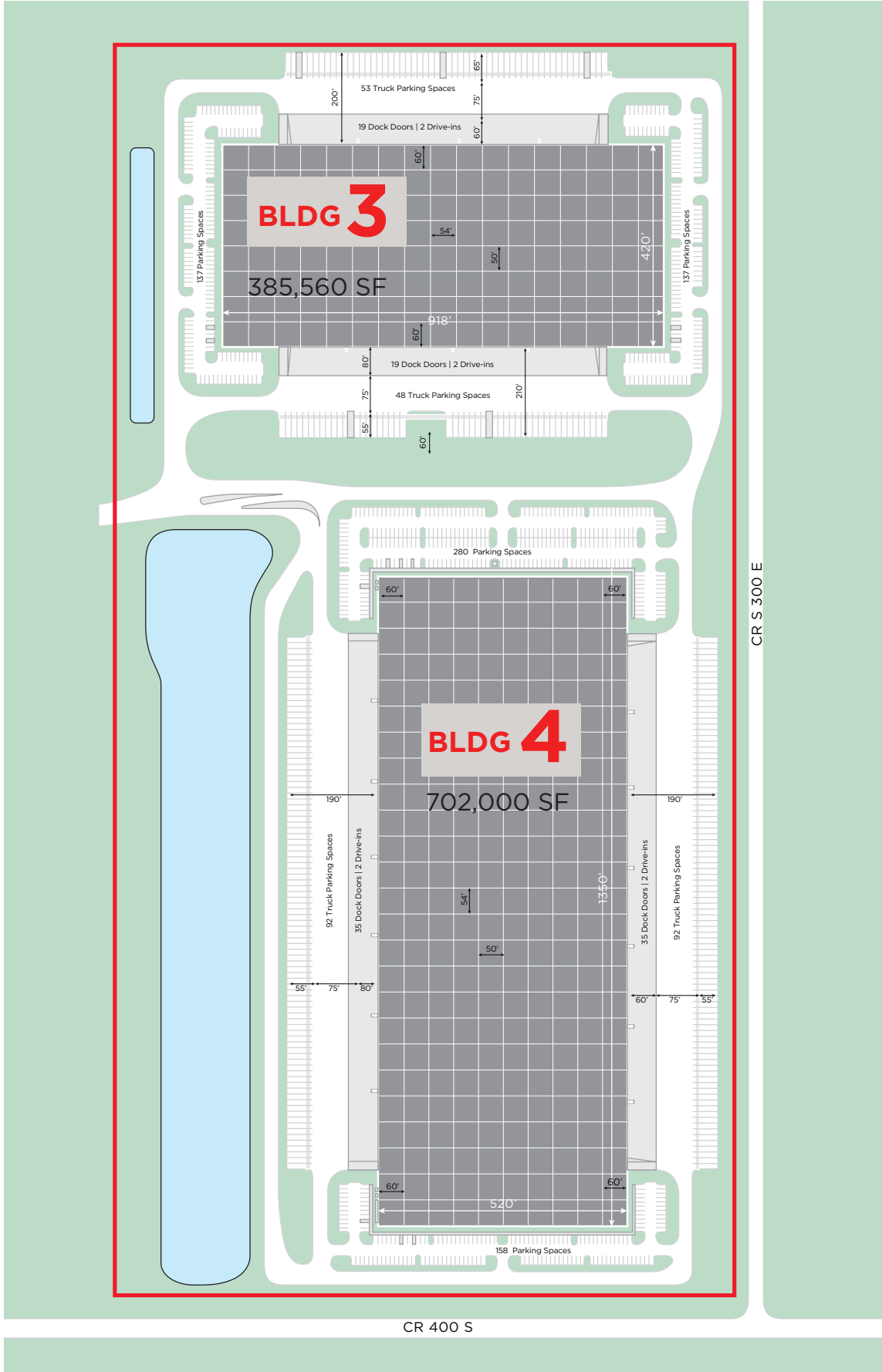
Building Area	702,000 SF
Ceiling Height	40'
Bay Spacing	50' x 54'; 60' staging
Exterior Docks	70 (expandable)
Drive-in Doors	4
Floors	8" unreinforced concrete
Truck Court	135'
Construction	Precast
Sprinkler	ESFR
Interior Lighting	LED
Heat	Gas-fired
Electrical	(2) 1600 amp services
Car Parking	438
Truck Parking	184

## Immediate access to Interstate 65





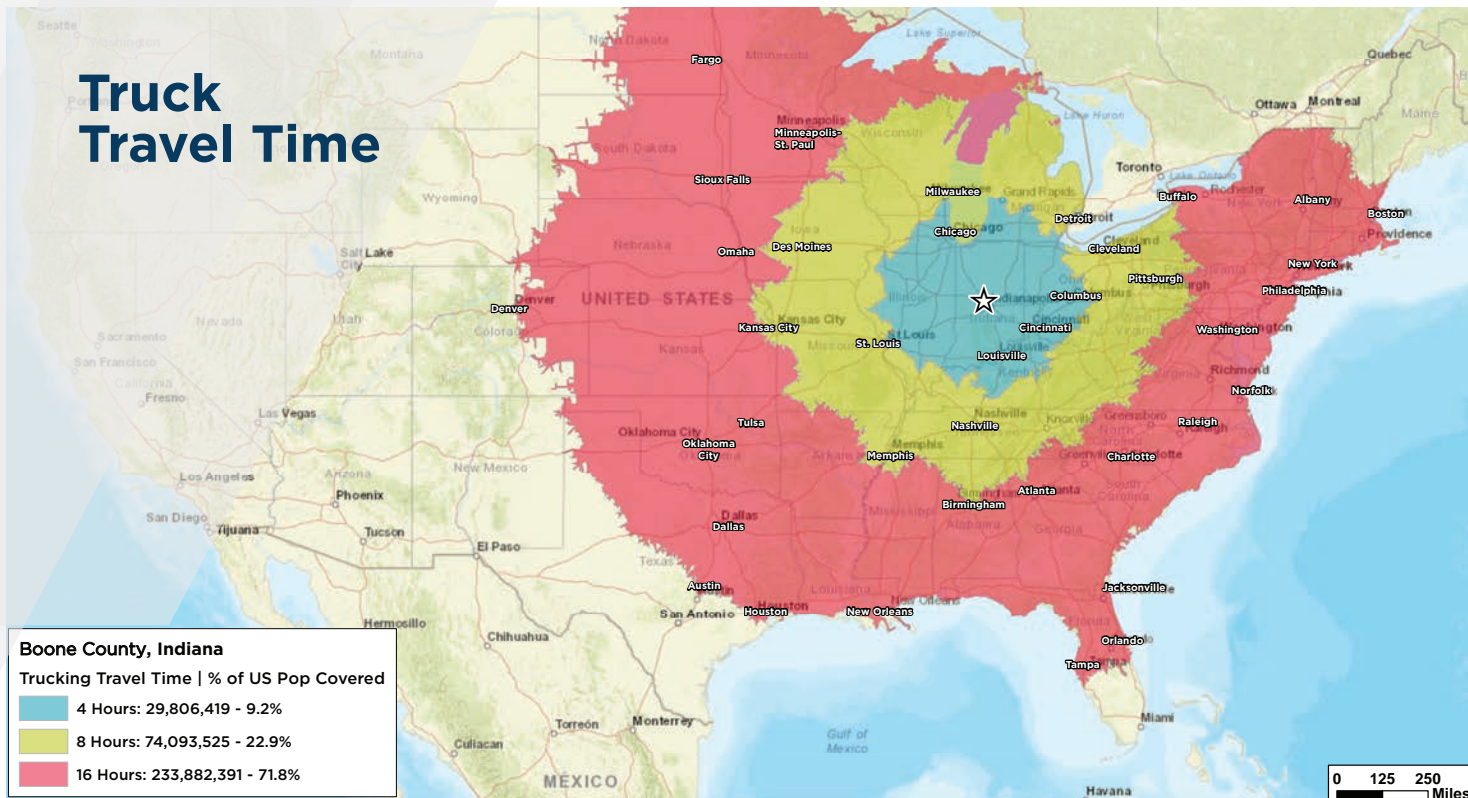
# FOR LEASE | LEBANON, IN 46052



CR 400 S



# Truck Travel Time



## BOONE COUNTY, IN



### INDIANA

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



### WORKFORCE

- 733,000 - 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 #10 nationally



### POPULATION (2021 est.)

- 929,000 - 20 mile
- 2,090,000 - 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