AVISON YOUNG

Big Four Technology Park

1400 State Road 32
Lebanon, IN

Shell building with easy access to I-65

- ***Building 1*** 50,000 sf shell building, expandable to 81,900 sf, ready for build-out options
- ***Proposed Building 2*** 50,000 sf
- Building 1 delivering Q4 2023
- Easy access to I-65 via State Road 32
- Zoned Planned Business Industrial (PBI)
- 28 miles to Downtown Indianapolis, 32 miles to the Indianapolis International Airport, and 155 miles to Downtown Chicago
- Indiana Municipal Power Agency (IMPA) Electric Incentives and local incentives available, if qualified

BUILDING SIZE
50,000+ SF

DIMENSIONS
210’ X 240’

CLEAR HEIGHT
32’

COLUMN SPACING
70’ X 30’

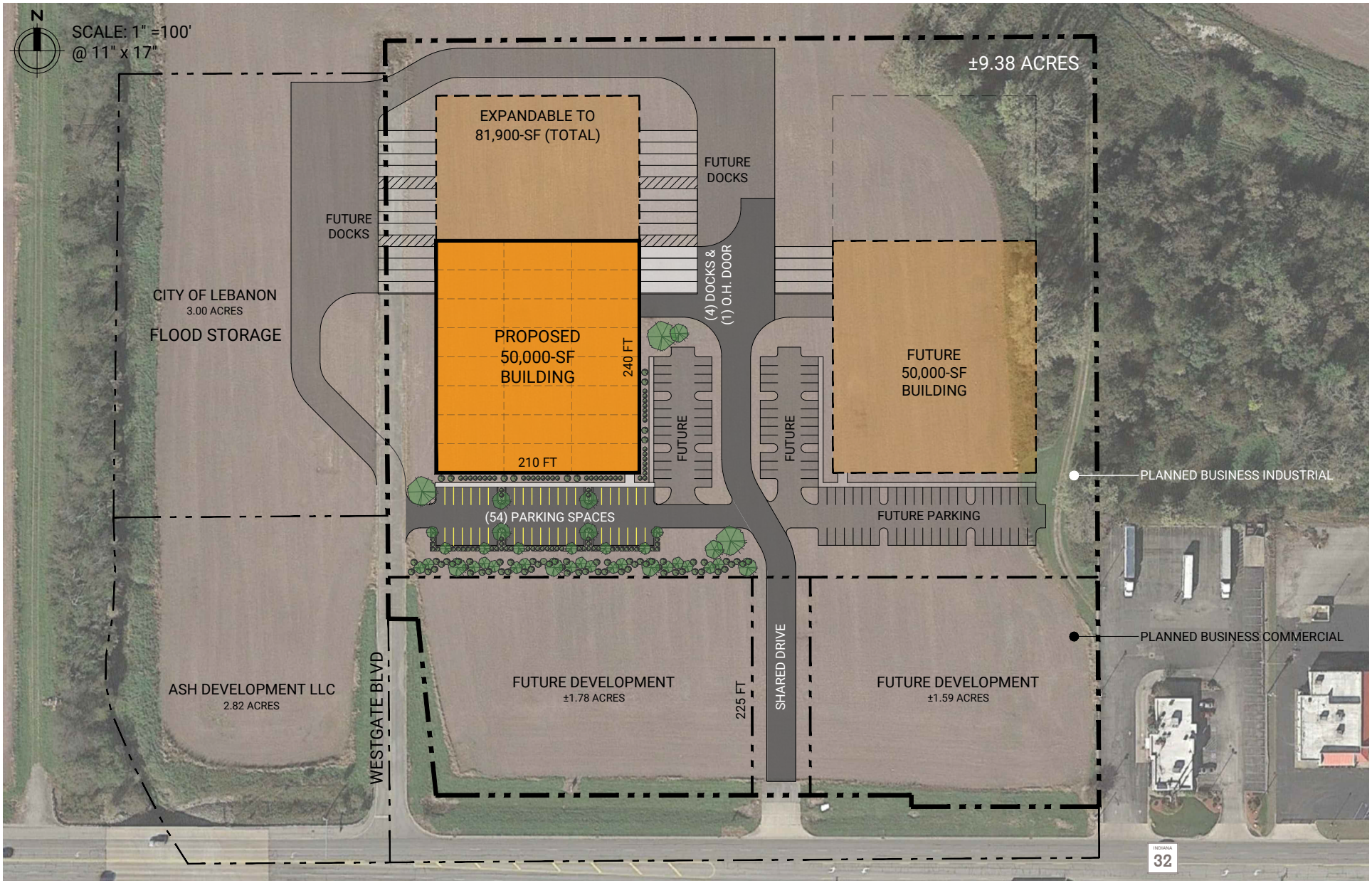
AUTO PARKING
44

Building 1

BUILDING SIZE	50,000 sf *expandable to 81,900 sf*
SITE SIZE	9.38± acres
OFFICE SPACE	Built-to-suit
DIMENSIONS	210’ x 240’ *expandable to 210’ x 390’*
CLEAR HEIGHT	32’
COLUMN SPACING	70’ x 30’
CONSTRUCTION	Built-to-suit

DOCK DOORS	4 - 9’ x 10’ *expandable*
DRIVE-IN DOORS	1 - 12’ x 14’
AUTO PARKING	44 *expandable*
POWER	Built-to-suit
LIGHTING	Built-to-suit
FIRE PROTECTION	Built-to-suit
INCENTIVES	Available

Big Four Technology Park site plan



INSIDE
INDIANA

- Indiana is 1st in pass-through highways, located at median center of the US population and 1st in rail tons of primary metals *Indiana Economic Development Corporation*

- Indiana ranked 5th Best State for Business *Chief Executive 2021*

- Ranked in the Top 10 in Business Tax Climate Index *Tax Foundation 2021*

- Indiana is home to the highest percentage of private firms in the Midwest *Indiana Economic Development Corporation*

- Cost of living index at 95.3 *Indiana Economic Development Corporation*

- 4.9% Corporate income tax rate *Indiana Economic Development Corporation*

- $1.2 billion per year allocated through 2024 for transportation infrastructure projects *Indiana Economic Development Corporation*

- $1 billion in new infrastructure investments to assure continued global connectivity *Indiana Economic Development Corporation*

Get more information

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