

Indianapolis Ave

Grant St

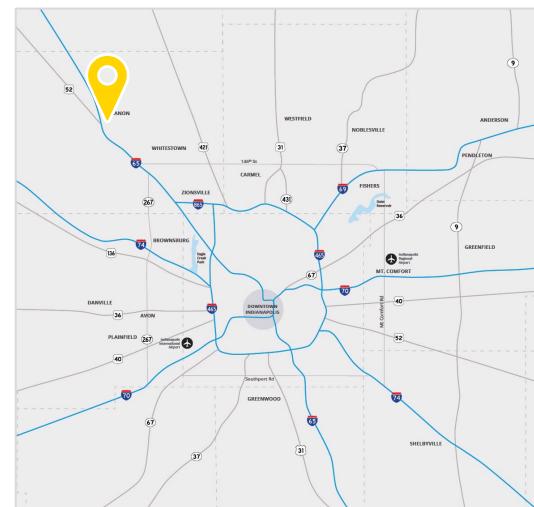
± 32.5  
Acres  
Available

For Sale | Lease | BTS

## Heavy Industrial Development Land

615 Grant St  
Lebanon, IN 46052

- ± 32.5 acres available
- Zoned ID (General Industrial)
- Great proximity to I-65
- 2.5 miles from the new LEAP Lebanon Innovation District
- Exceptional access to Indianapolis, Chicago, + 5 major interstate systems via I-65 and Lebanon's three interchanges (SR 32, SR 39 & Indianapolis Ave)
- Only 30 minutes to Indy's CBD, Indianapolis International Airport, and Lafayette
- Price Subject to Offer



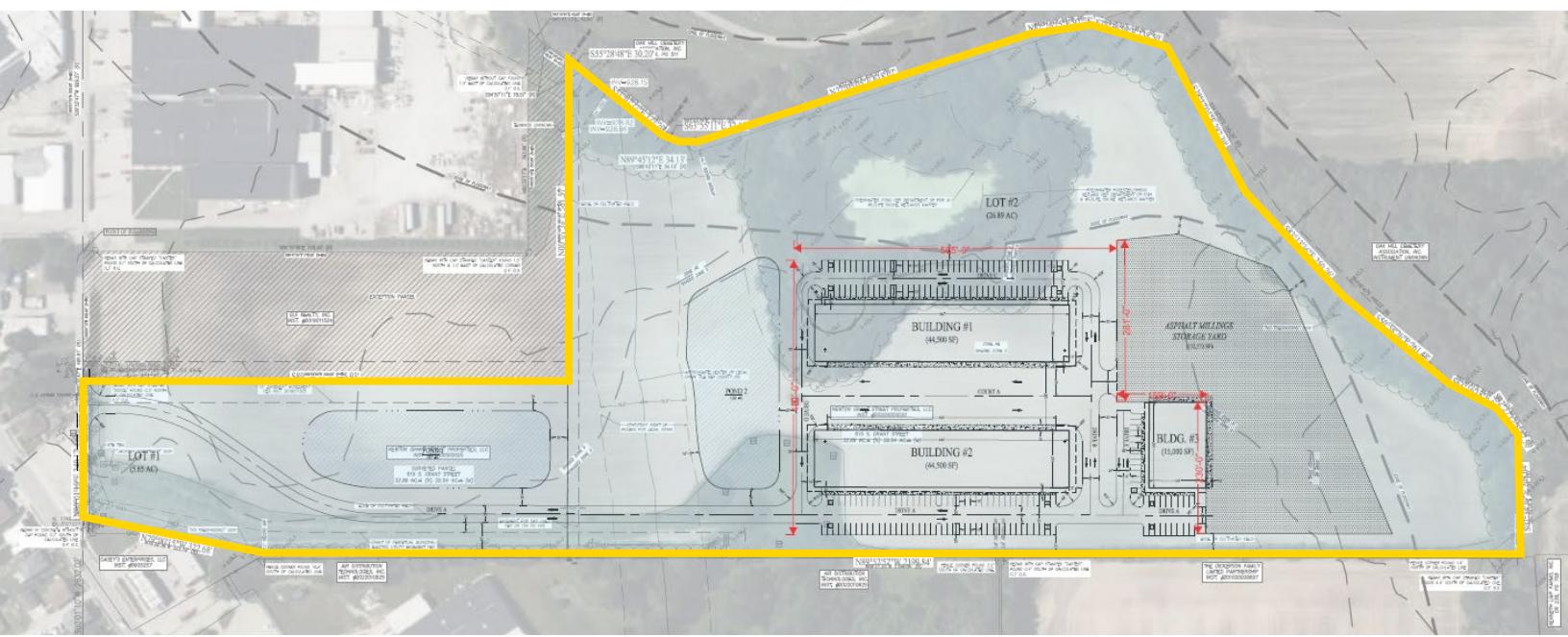
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# Proposed Site Plan





## Get to Know Lebanon

Lebanon is the county seat for Boone County, a primary central Indiana location and community. It is situated in the Northwest Industrial submarket of the Indianapolis MSA — the second largest submarket in the MSA. It is positioned along the prominent I-65 corridor between Chicago & Indianapolis, two of the largest cities in the Midwest. This location puts Lebanon within a 1-day drive to 75% of the U.S. & Canadian populations.

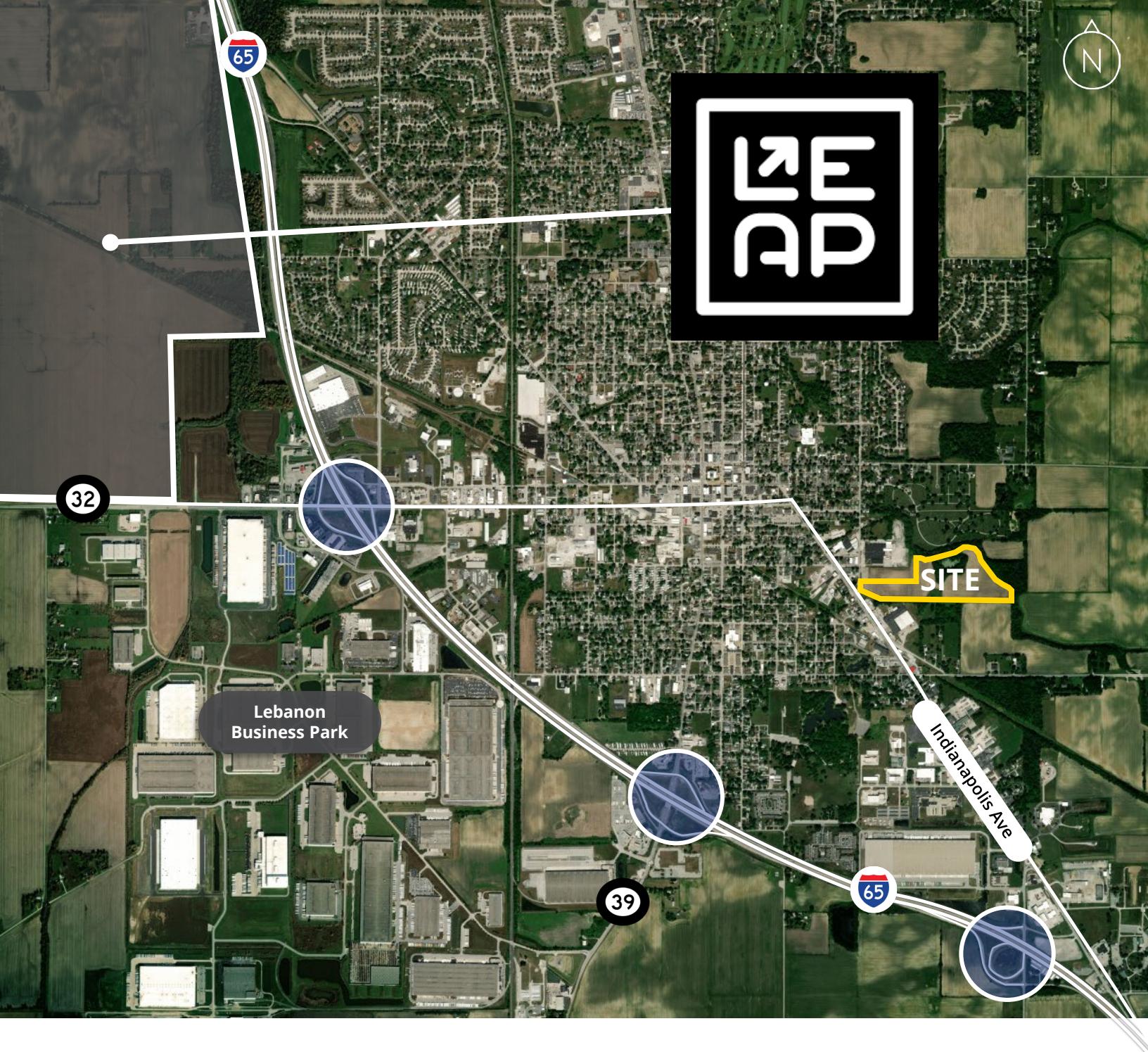
Lebanon has attracted numerous corporations totaling millions of SF to its community due to a strong labor force, proximity to Indianapolis, access to I-65, and business-friendly reputation.

### Interstate Accessibility

	Miles
I-65 North	2
I-74 West	12
I-69 North	27
I-70 West	27
I-69 South	32
I-65 South	33
I-70 East	35
I-74 East	38

### Demographics

	3 Mile	5 Mile	10 Mile
Population 2023	17,838	19,794	50,075
Population Projected 2028	18,653	20,813	53,892
Average HH Income	\$91,491	\$94,050	\$124,835
Total Households 2023	7,574	8,322	19,211
Households Project 2028	7,998	8,833	20,850



## LEAP Lebanon Innovation District

At full build, LEAP Lebanon will be home to hundreds of companies, employing over 50,000 employees at industry-leading companies devoted to boundary-breaking projects in life sciences, microelectronics, ag-tech, clean tech, electrification and EV innovation. The District will advance research that creates knowledge and jobs together, providing a unique space for cross pollination and collaboration between R&D labs and advanced manufacturing.

Source - <https://www.iedc.in.gov/leap-lebanon>

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