

FOR LEASE

OFFICE + TRUCK LOT
\$10,000/MO + NNN



OFFICE ONLY
\$1,650/MO + NNN

TRUCK LOT ONLY
\$8,500/MO + NNN

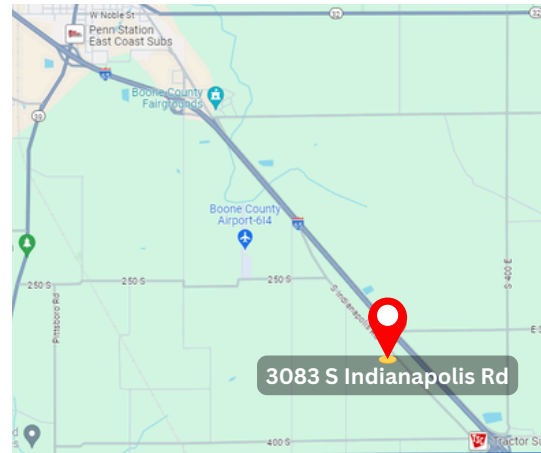


ABOUT THE PROPERTY

- +/- 2.5 AC
- Approved for outside storage
 - Potential for 80' x 100' trailer maintenance facility
 - Plans and quotes available at request
- Fenced, gated lot
- Phenomenal access to I-65 + Great visibility

OUR PROPERTY FEATURES

- Parcel Alt ID: 06-07-21-000-007.001-027
- +/- 1,500 SF building w/ basement
- Zoning: C-2 & C-3
- Gravel lot
- Call for more information



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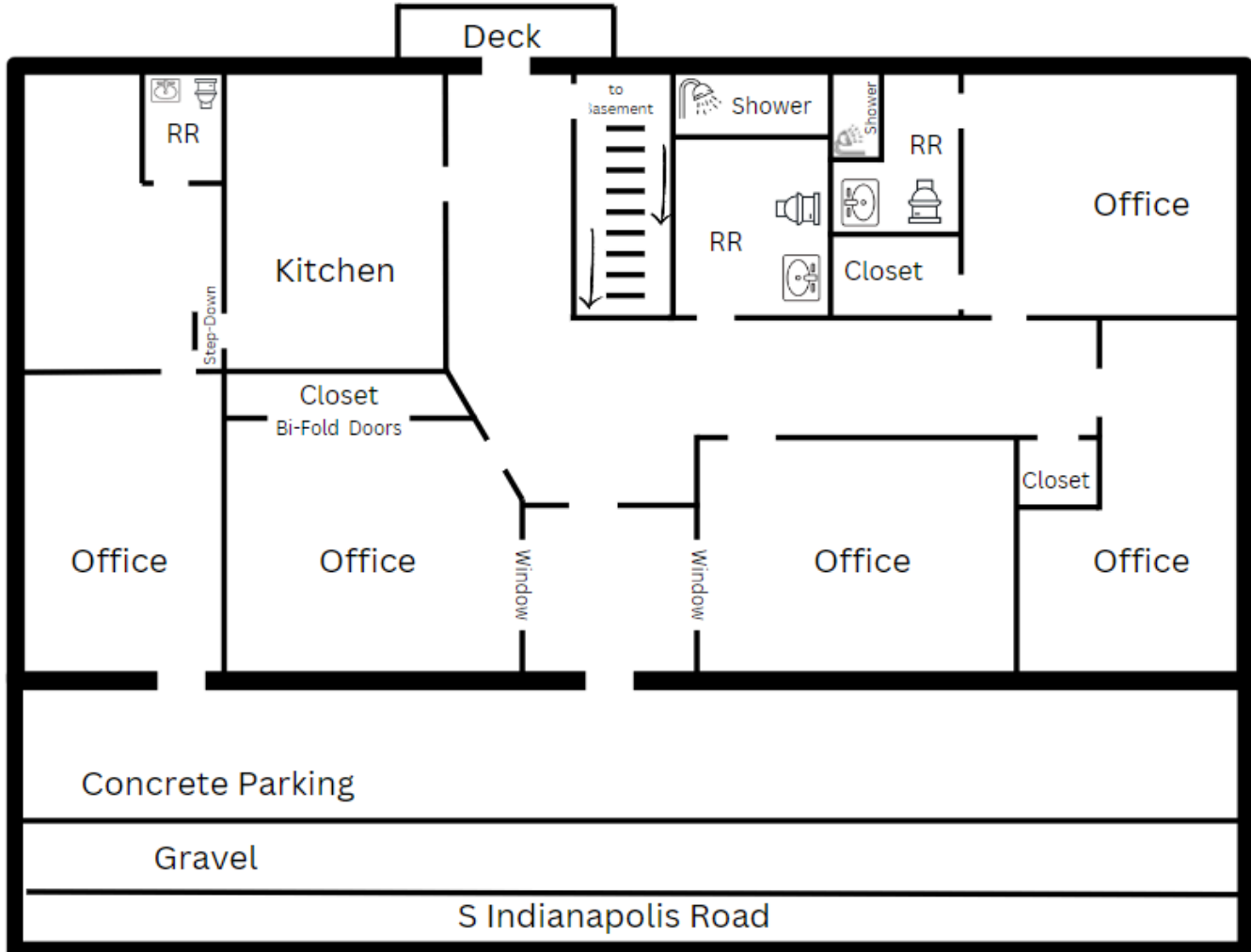
OFFERING SUMMARY:

Building Size:	1,500 SQ FT
Available SQ FT:	1,500 SQ FT
Lot Size:	2.50 AC +/-
Constructed:	1997
Zoning:	C-2 & C-3

3083 S INDIANAPOLIS RD

3083 S Indianapolis Rd, Lebanon, IN 46052

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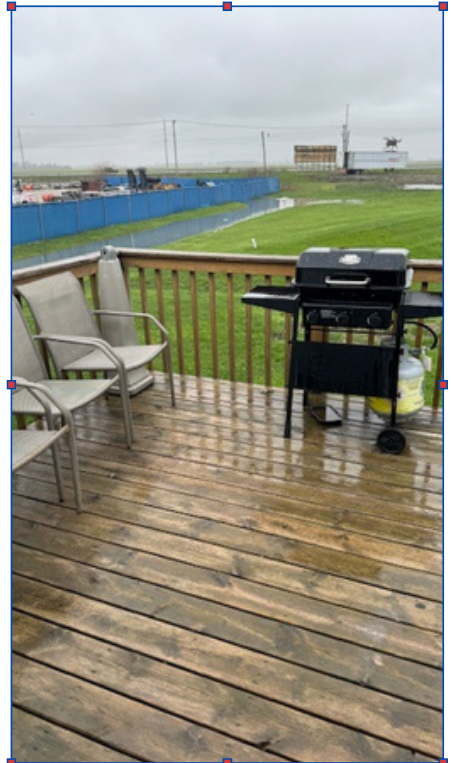
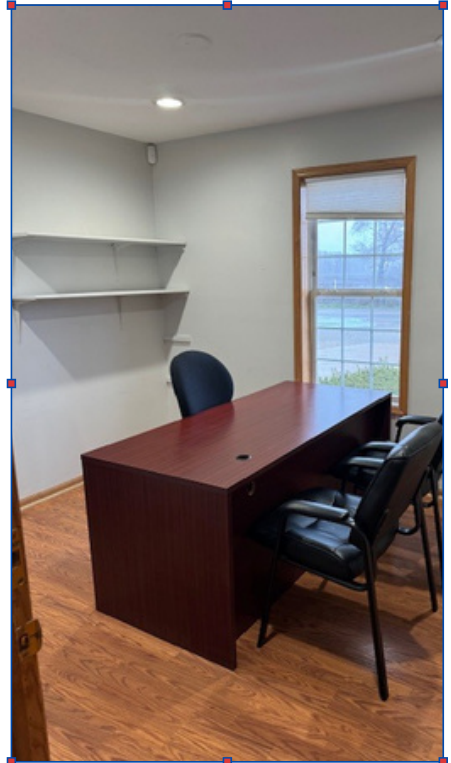
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<u>DAILY TRAFFIC COUNTS</u>	
Interstate 65	68,398
S Indianapolis Road	2,700



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	151	1,056	17,234
HOUSEHOLDS	50	353	6,309
median HH income	\$75,892	\$82,390	\$78,460
average age	40	40	37

information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice



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