

PARK 65

BUILDING 1

I-65 & S.R. 39 - Lebanon, Indiana

FOR LEASE – 201,500 SF OF CLASS A INDUSTRIAL SPACE
WITH SIGNIFICANT INTERSTATE FRONTAGE



park65lebanon.cushwakesites.com

Browning



BUILDINGS OVERVIEW



BUILDING 1

620 Ohms Drive, Lebanon, IN 46052
Building Size: $\pm 201,500$ SF divisible
Spec Office: $\pm 1,600$ SF
10-Year Tiered Tax Abatement



BUILDING 1 FEATURES



32' Clear Height



140' Truck Court Depth



± 10.62 Acres



ESFR Sprinkler



7" Unreinforced Concrete Slab



Internal Bay Size - 50' x 50'
Staging Bay Size - 50' x 60'



111 Auto Parking Spaces
Expandable to 144



LED Lighting with Motion Sensors



10 Docks Fully Equipped



2,000 Amps, 480/277V, 3 Phase
Expandable



1 (14'x16') Drive In
1 (12'x16') Drive In



CSX RAIL LINE

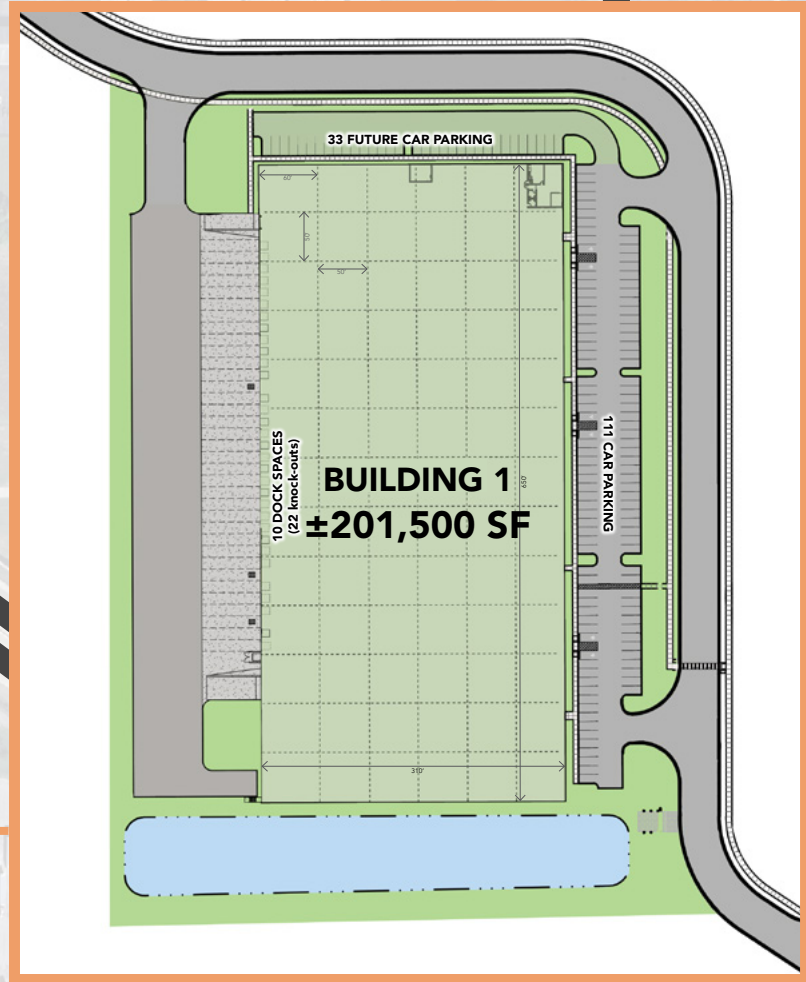


BUILDING 3
± 150,000 SF

BUILDING 2
± 150,000 SF

UNAVAILABLE

BUILDING 1
± 201,500 SF



SITE PLAN

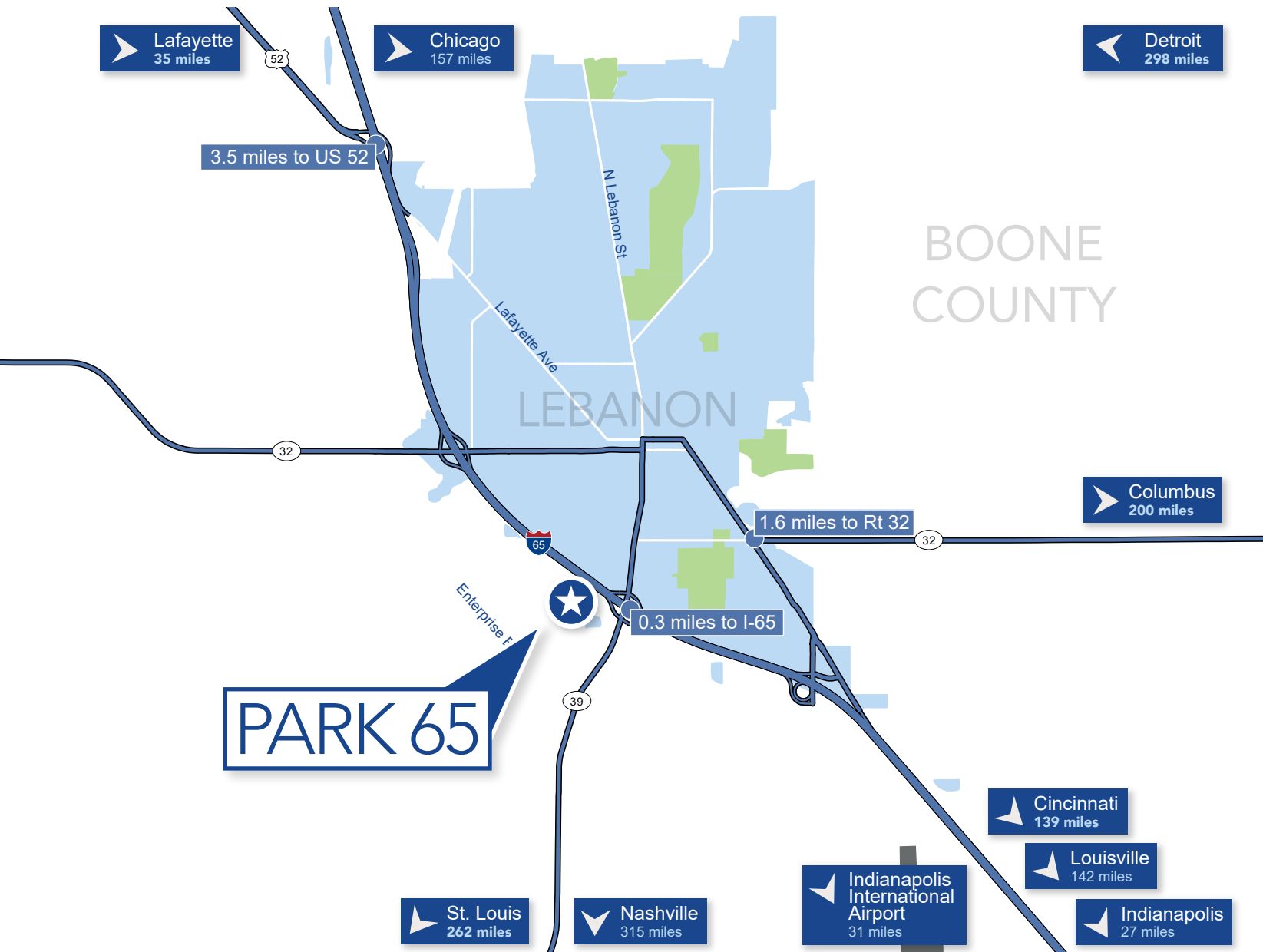
Utilities

WATER/SEWER
NATURAL GAS
ELECTRIC

Lebanon Utilities - All Water rights in place
CenterPoint
Lebanon Utilities

PRIME LOCATION

Significant Interstate Frontage



WITHIN DRIVING
DISTANCE:



0.3 MILES



3.5 MILES

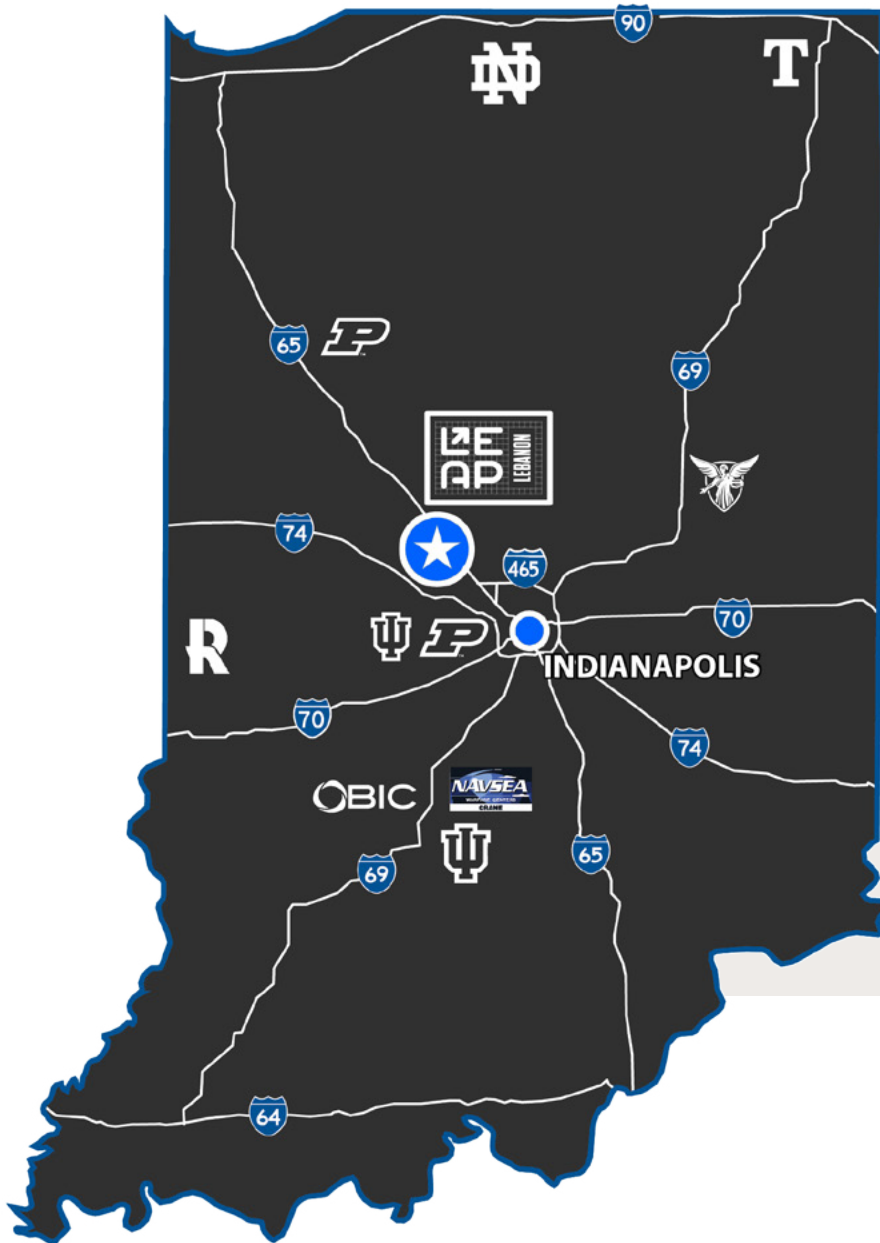


1.6 MILES

CENTER OF A MANUFACTURING HUB



MARKET OVERVIEW



Located along the I-65 Hard Tech Corridor

Located at the midpoint of a 70-mile technology corridor that connects the nationally ranked Purdue University and Discovery Park District to Indianapolis and the 16 Tech Innovation District. The Hard Tech Corridor is expected to be a major driver of economic growth and innovation in the Midwest focusing on technologies that are considered “hard tech”, such as: Semiconductors, Bio-pharma manufacturing, and Aerospace and transportation.

50+

Leading biotech, pharmaceutical, life sciences companies within 30 miles.

#1

Top-ranked business environment offers an innovation-friendly regulatory framework.

#1

Home to top companies including Eli Lilly, Saab, Cummins, Elanco, Corteva, and Roche.

Just south of LEAP Lebanon

The LEAP Innovation District aims to establish the next district of global innovation, Sustainable Development, and a vibrant mixed-use community. The LEAP Innovation District will be home to industry-leading companies and startups in advanced manufacturing, technologies and research creating a district of innovation, knowledge, and technology.

#1

In pass-through highways - within a day's drive of more than half of the U.S. and Canadian population.

#1

Indiana is home to the largest FedEx Hub in the world with a robust rail and port system.

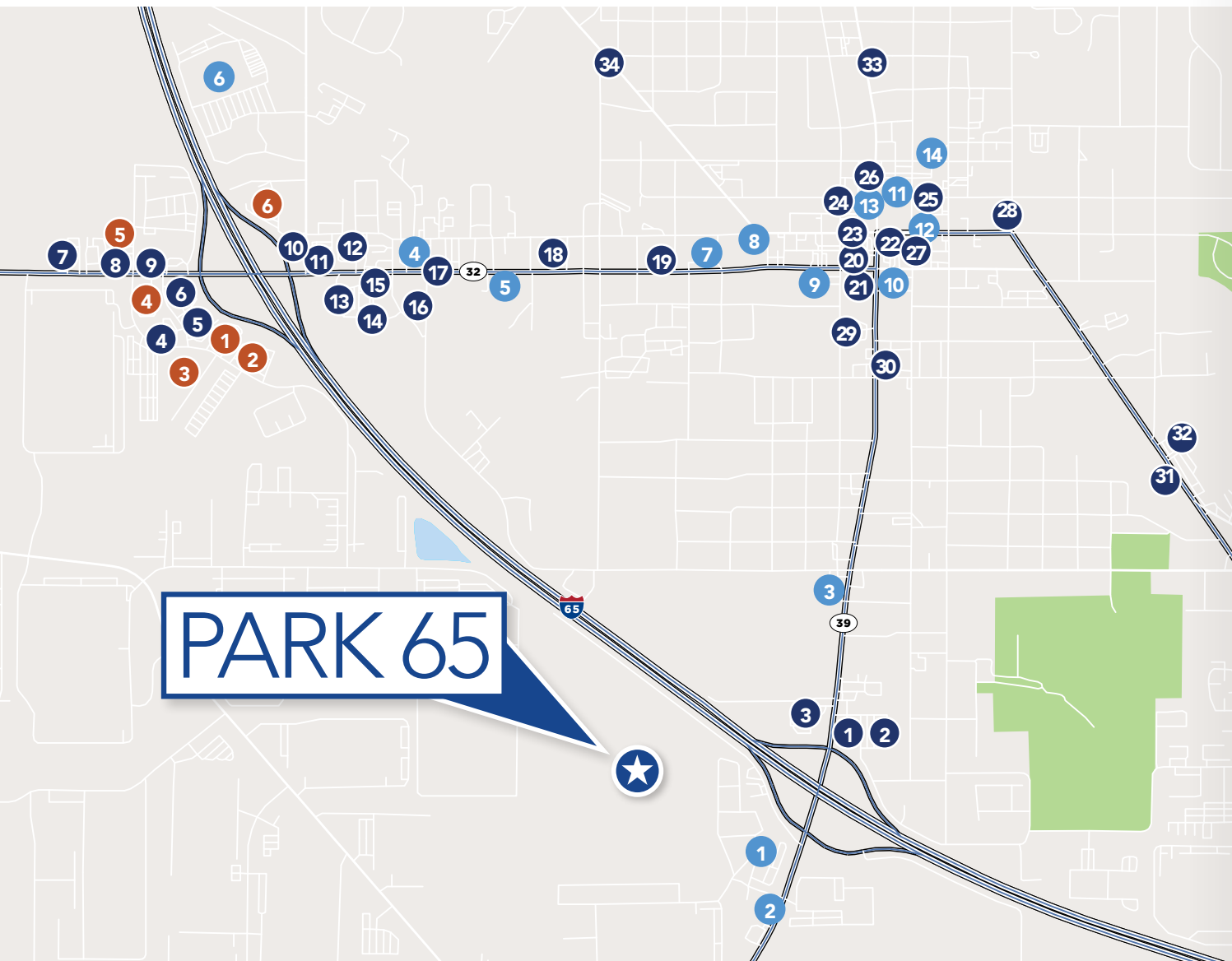
#1

Indianapolis International Airport rated best airport in North America for 12 years running.

Indiana ranks number one for infrastructure

Indiana is known as the “Crossroads of America” because it’s within a day’s drive of more than half of the population of the U.S. and Canada with the most pass through highways in the country. Additionally the state ranks 4th in the nation for freight railroads, has three international-level ports, the #1 ranked airport in the country, and the largest FedEx Hub in the world.

AMENITY-RICH LOCATION



- 1 Starbucks
- 2 Penn Station
- 3 Wendy's
- 4 Subway
- 5 Taco Bell
- 6 Flap Jacks Pancake House
- 7 Beef-a-Roo
- 8 Arby's
- 9 Steak 'n Shake
- 10 White Castle
- 11 Denny's
- 12 McDonald's
- 13 Burger King
- 14 Dunkin'
- 15 Moe's Southwest Grill
- 16 Casey's
- 17 Backroads BBQ
- 18 That Sports Bar
- 19 Titus Bakery
- 20 Carmack's Pub
- 21 Lebanon's Westside Café
- 22 Kinnard and Drakes 1830 Chophouse
- 23 Max's Cubbard
- 24 Paradise Ice Cream Shop
- 25 Klooz Brewz
- 26 Arni's Lebanon
- 27 Greeks Pizzeria
- 28 Cedar Tree Kitchen
- 29 Jimmy John's
- 30 Hardee's
- 31 Lebanon's Milky Way
- 32 Casey's
- 33 Domino's Pizza
- 34 Pizza King
- 1 Flying J Travel Center
- 2 Donaldson's Finer Chocolates
- 3 Dollar General
- 4 Cross Fit 180
- 5 Auto Zone
- 6 Menards
- 7 O'Reilly Auto Parts
- 8 Champion Gym
- 9 Gillman Home Center
- 10 CVS
- 11 Saint Adrian Meats & Sausage
- 12 Merle Norman
- 13 Cowan Drugs
- 14 IGA
- 1 Motel 6
- 2 Holiday Inn Express
- 3 Hampton Inn
- 4 Econo Lodge
- 5 Crossroads Inn
- 6 Quality Inn & Suites



For More Information, Please Contact:

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