



### RAIL SERVED / ±300 TRAILER PARKING

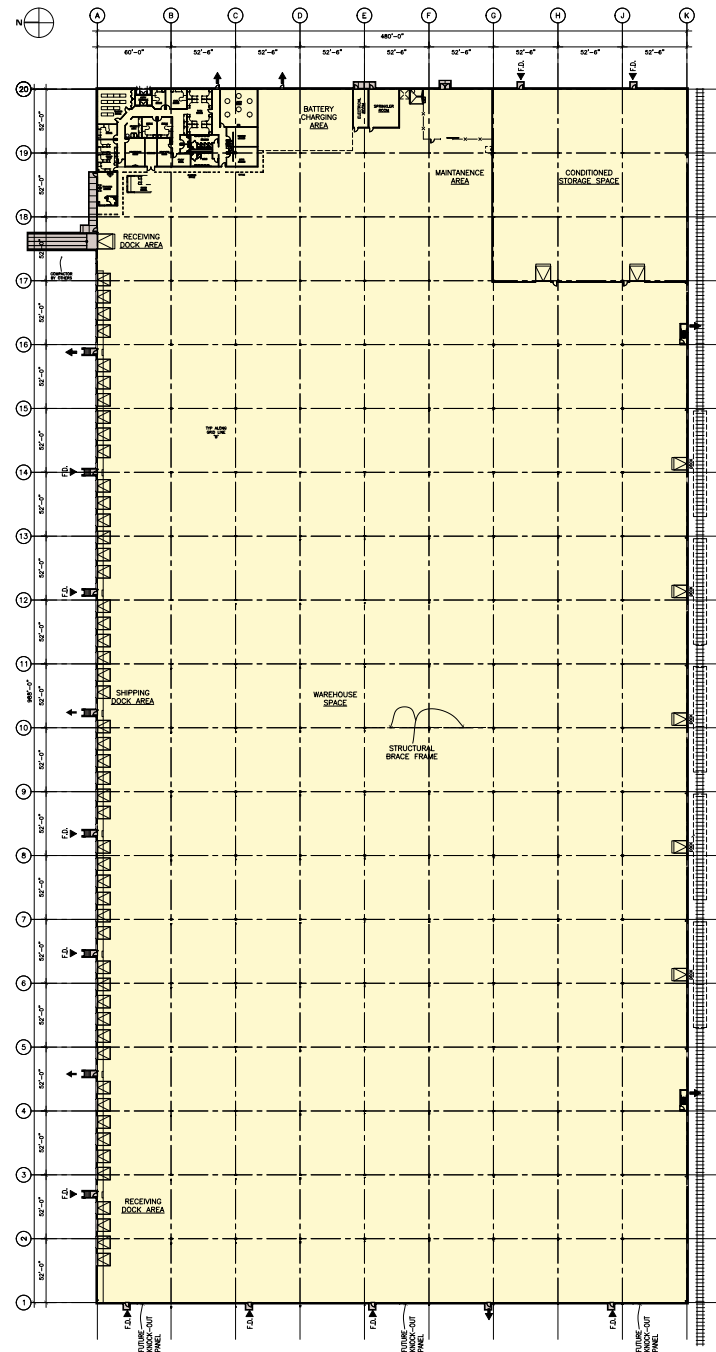
- ±476,200 SF state-of-the-art distribution building
- ±8,780 SF office
- ±44.07 acres
- Year built: 2002
- 30' clear height (not including staging bay)
- 480' building depth
- T5 lighting with motion sensors and food grade fixtures
- Immediate access to I-65
- ESFR sprinkler system
- PBI, Planned Business Industrial
- CSX rail served, 5 rail doors
- 52'6" x 52' column spacing
- 50 dock doors
- 1 grade level door
- ±300 trailer stalls; ±131 automobile stalls
- Precast concrete exterior structure

Luke J. Wessel, SIOR | 317.639.0471 | luke.wessel@cushwake.com  
Grant M. Lindley, CCIM | 317.639.0446 | grant.lindley@cushwake.com



Lebanon Business Park | 640 S. State Road 39, Lebanon, Indiana

Lebanon Business Park | 640 S. State Road 39, Lebanon, Indiana



Luke J. Wessel, SIOR | 317.639.0471 | luke.wessel@cushwake.com  
Grant M. Lindley, CCIM | 317.639.0446 | grant.lindley@cushwake.com



Luke J. Wessel, SIOR | 317.639.0471 | luke.wessel@cushwake.com  
Grant M. Lindley, CCIM | 317.639.0446 | grant.lindley@cushwake.com



Lebanon Business Park | 640 S. State Road 39, Lebanon, Indiana



### THE INDIANAPOLIS REGION: LOCATION, LOCATION, LOCATION

- Known as the Crossroads of America, more interstate highways converge in Indianapolis than any other city in the United States, including I-64, I-69, I-70 and I-74
- Indianapolis is the most centrally located city in the United States; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region
- #9 on the list of Most Affordable Cities — *Forbes*, 2016
- Best Business Tax Climate in the Midwest and #8 in the nation — Tax Foundation, 2017
- Best State for Business in the Midwest and #5 in the nation — *Chief Executive* magazine, 2017
- #2 for Cost of Doing Business and Cost of Living — *CNBC America's Top States for Business*, 2017
- AAA credit rating from all three agencies — *S&P, Fitch and Moody's*

Luke J. Wessel, SIOR | 317.639.0471 | luke.wessel@cushwake.com  
Grant M. Lindley, CCIM | 317.639.0446 | grant.lindley@cushwake.com

