

# PARK 65

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

FOR LEASE – 150,000 - 200,000 SF OF PLANNED CLASS A INDUSTRIAL SPACE  
WITH SIGNIFICANT INTERSTATE FRONTAGE



[park65lebanon.cushwakesites.com](http://park65lebanon.cushwakesites.com)

Browning.

CUSHMAN &  
WAKEFIELD

# BUILDINGS OVERVIEW



## BUILDING 1

Building Size: ±150,000 - 200,000 SF divisible  
Office Area: TBD to Suit  
10-Year Tiered Tax Abatement



### BUILDING 1 FEATURES

 32' Clear Height

 2 Drive in Doors

 7" Concrete Slab

 130' Loading Dock Depth

 105 Employee Parking Spaces

 1,600 Amp Electrical Service

 48 Trailer Parking Spaces

 Expandable 480/277V 3-Phase

 30 Docks Fully Equipped

## BUILDING 2 & 3

Building Size: ± 150,000 SF divisible  
Office Area: TBD to Suit  
10-Year Tiered Tax Abatement



### BUILDING 2 & 3 FEATURES

 32' Clear Height

 2 Drive in Doors

 7" Concrete Slab

 130' Loading Dock Depth

 164 - 173 Employee Parking Spaces

 1,600 Amp Electrical Service

 33 - 48 Trailer Parking Spaces

 Expandable 480/277V 3-Phase

 30 Docks Fully Equipped

 Interstate Signage

# MASTER SITE PLAN

CSX RAIL LINE



## Utilities

**WATER/SEWER**

Lebanon Utilities

**NATURAL GAS**

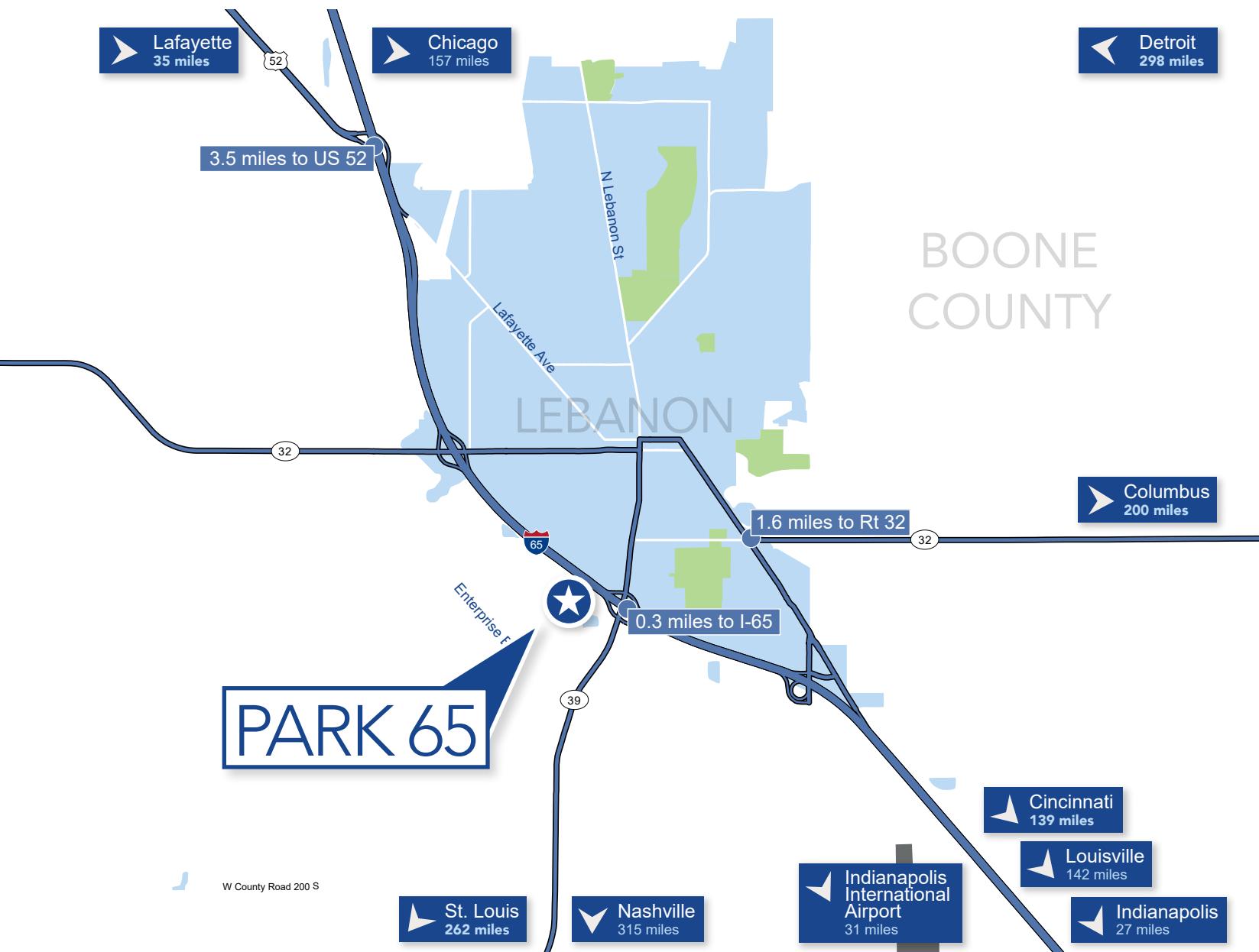
CenterPoint

**ELECTRIC**

Lebanon Utilities

# PRIME LOCATION

Significant Interstate Frontage



WITHIN DRIVING  
DISTANCE:



0.3 MILES



3.5 MILES

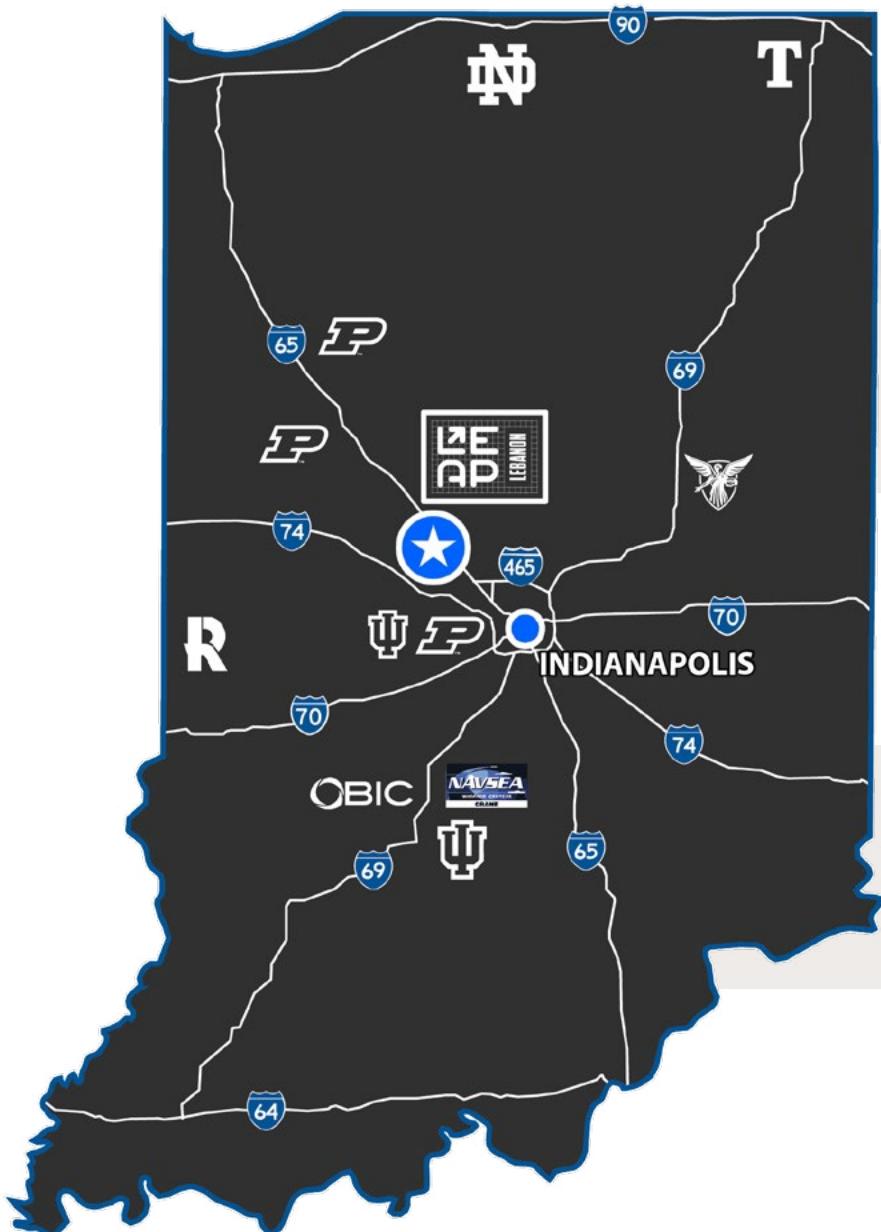


1.6 MILES

# 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.

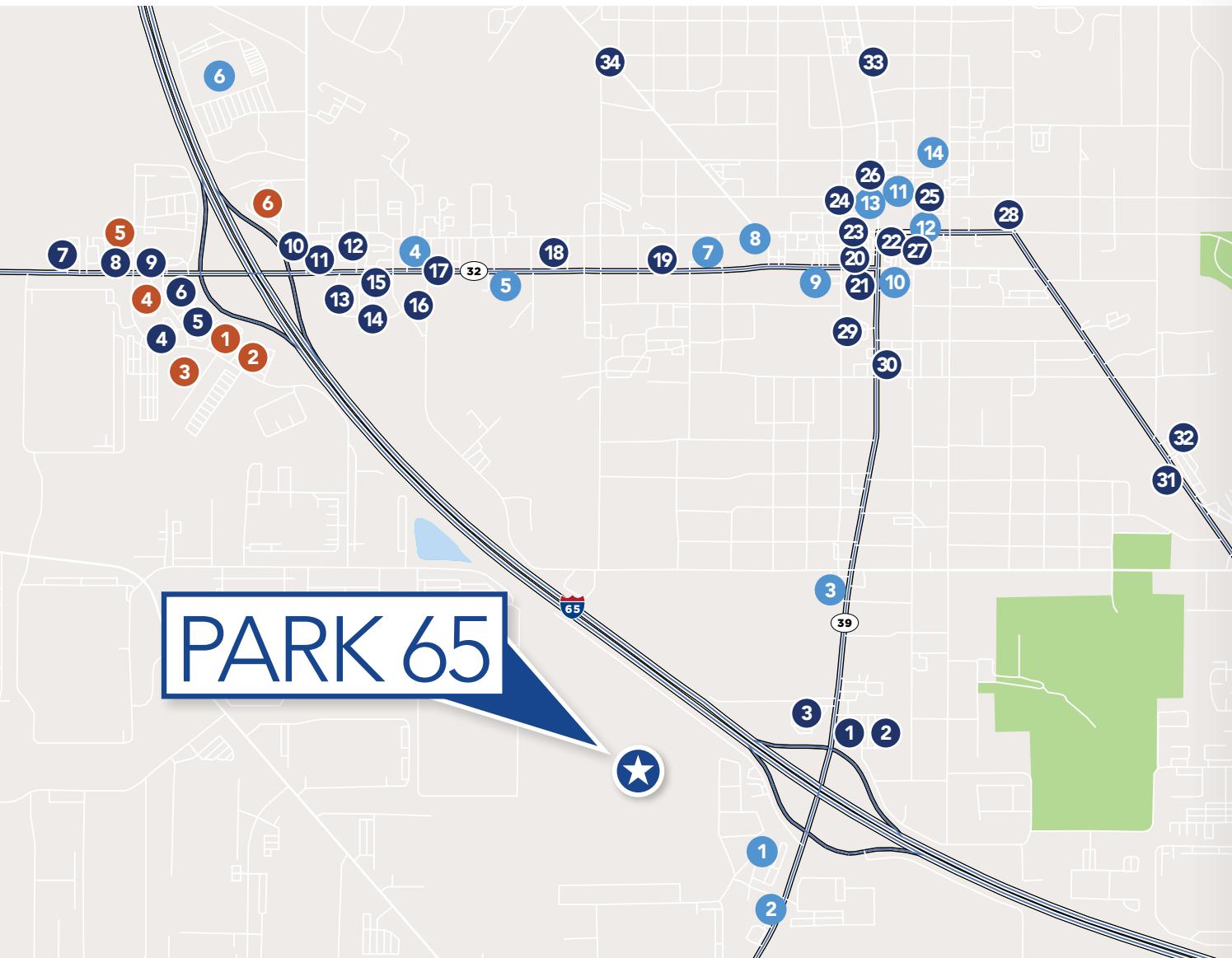
**#1**

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	Kloozi 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	Dona;ldson'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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