

FOR SALE - Investment Property

202 MOUNT ZION ROAD

LEBANON, IN 46052

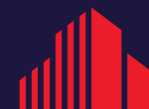


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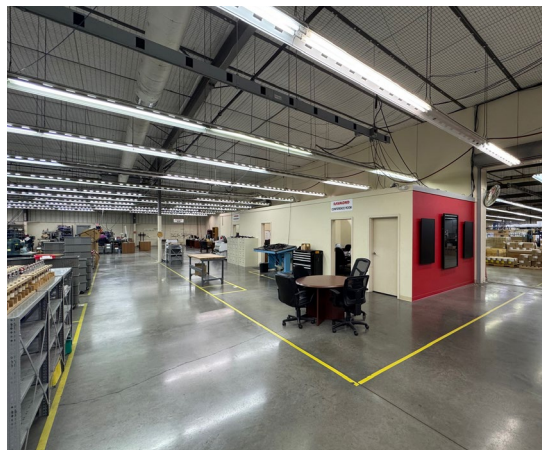
 **SEMLER**
commercial real estate

 **CUSHMAN &
WAKEFIELD**

202 Mount Zion Road Lebanon, IN 46052

PROPERTY SPECIFICATIONS

Building Size:	46,800 SF (Expandable)
Land Size:	9.0 Acres
Year Built:	1995, expanded 1998
Zoning:	PBI - Planned Business Industrial
Clear Height:	17' 10"
Loading:	1 Drive In, 2 Dock Doors
Parking:	±1-100 Spaces
NOI:	\$348,660
Lease Expiration:	August 31, 2028
Extension Option:	1-5 year with notice due June 1, 2028
Current Tenant:	Raymond Corporation (division of Toyota Industries Corporation)



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LEAP LOCATION ADVANTAGE

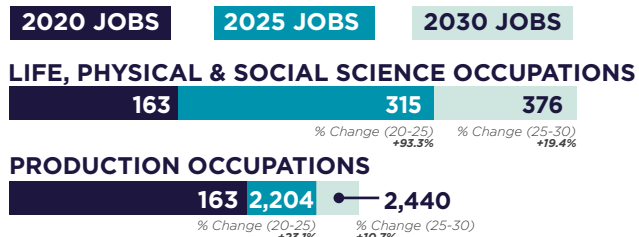
CATALYSTS & MOMENTUM

Anchored by Eli Lilly's ("Lilly") transformational investment in the LEAP District, the I-65 corridor has rapidly emerged as a hotspot for advanced manufacturing, life sciences, and supporting industries. With major employers, a growing workforce, and thousands of new homes planned, this corridor is fueling the region's next wave of economic momentum.

Lilly's 2022 investment announcement ignited large-scale growth across the LEAP District:

- » Nearly **\$1 BILLION** invested as of Feb. 2025
- » **\$13 BILLION PLEDGED** by Lilly
- » Companies that followed suit: **SHEIN/BECKNELL, CATERPILLAR, LACROSSE FOOTWEAR, AMAZON**
- » **SUPPORT SECTORS EMERGING** in packaging, suppliers & logistics

WORKFORCE & TALENT



STRATEGIC LOCATION

PRIME INTERSTATE ACCESS

- » Direct connection to **I-65** and **I-69** corridors
- » Positioned midway between **Indianapolis** and **Chicago**
- » **86,000 vehicles per day** on I-65 (VPD)

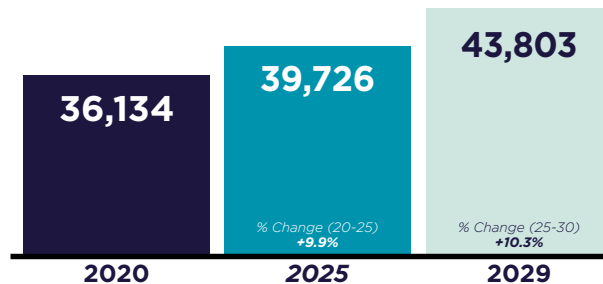
SKILLED LABOR PIPELINE

- » **Purdue University** and **UI School of Medicine** within a 1-hour drive

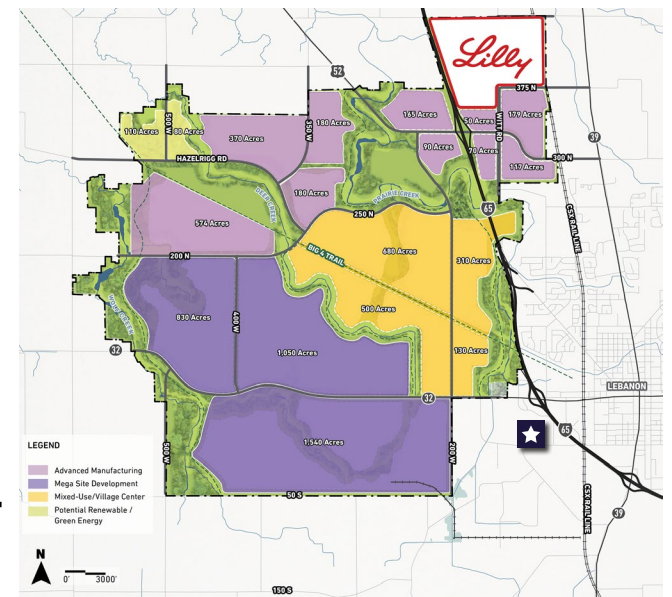
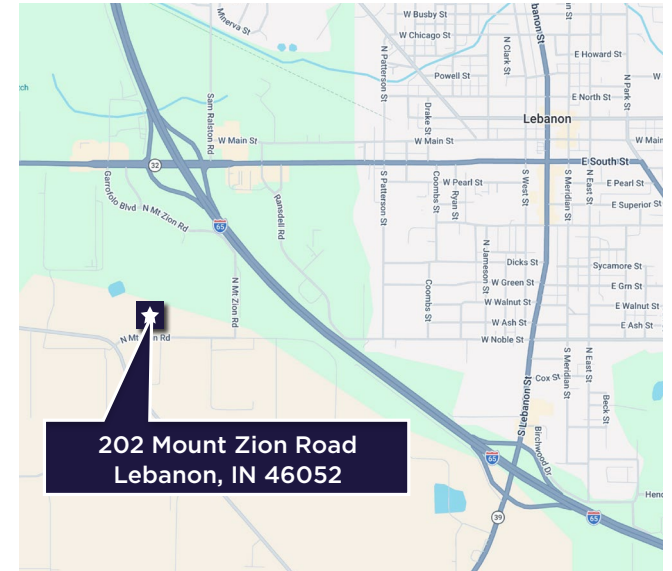
ONE-DAY REACH TO KEY MARKETS

- » **Less than 2 hrs** to Indianapolis
- » **Approx. 3 hrs** to Chicago
- » **Approx. 5 hrs** to Detroit, MI; Cincinnati, OH; Louisville, KY and Columbus, OH
- » Positioned for **same-day access** across the Midwest

POPULATION SOARS



Within a 300 mile radius of the I-65 corridor, you can reach up to **55 million people**





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