

651

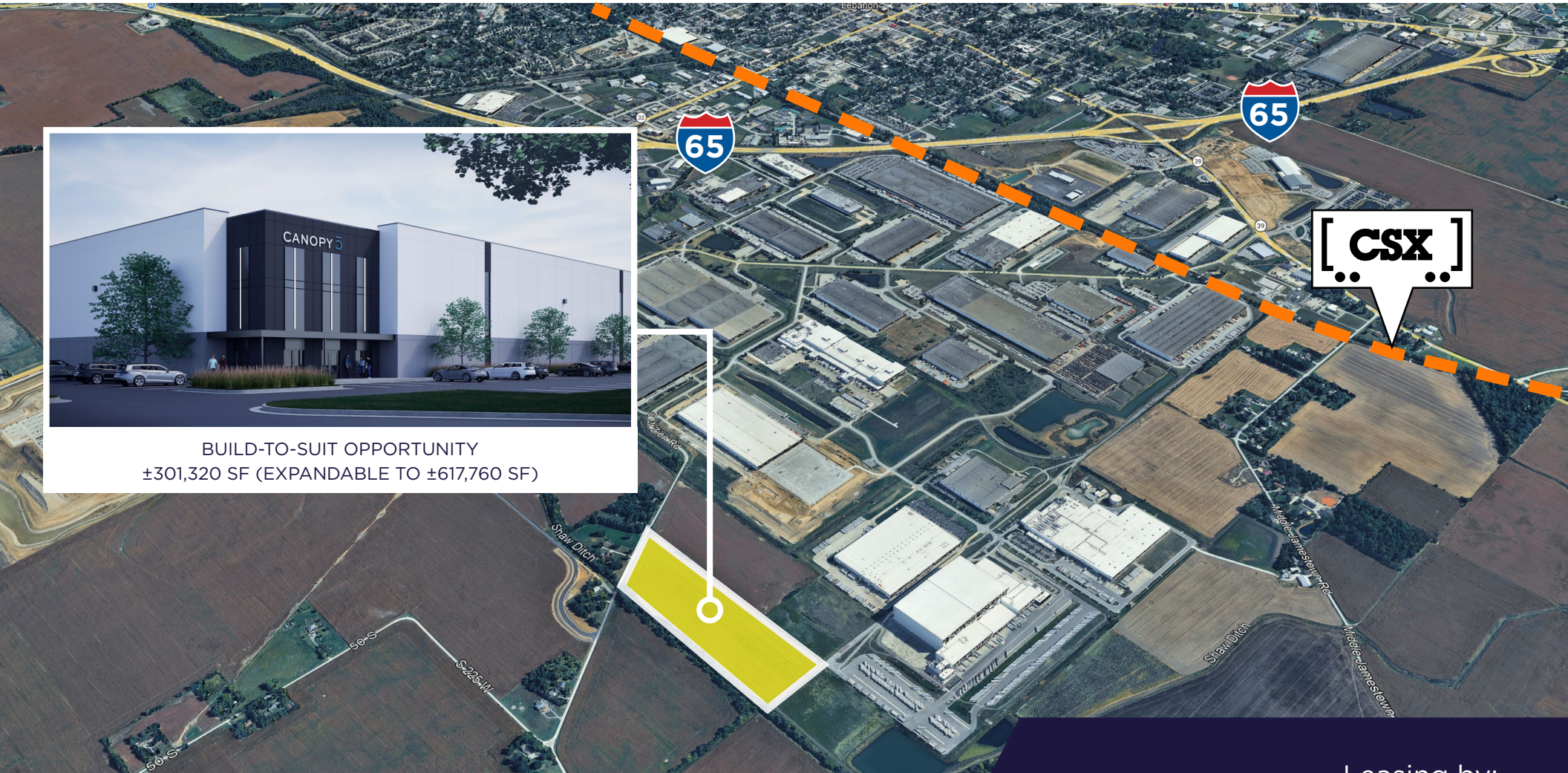
S. MT. ZION

LEBANON, INDIANA

CANOPY 5



BUILD-TO-SUIT OPPORTUNITY
±301,320 SF (EXPANDABLE TO ±617,760 SF)



LEBANON, INDIANA
Northwest Central Indiana

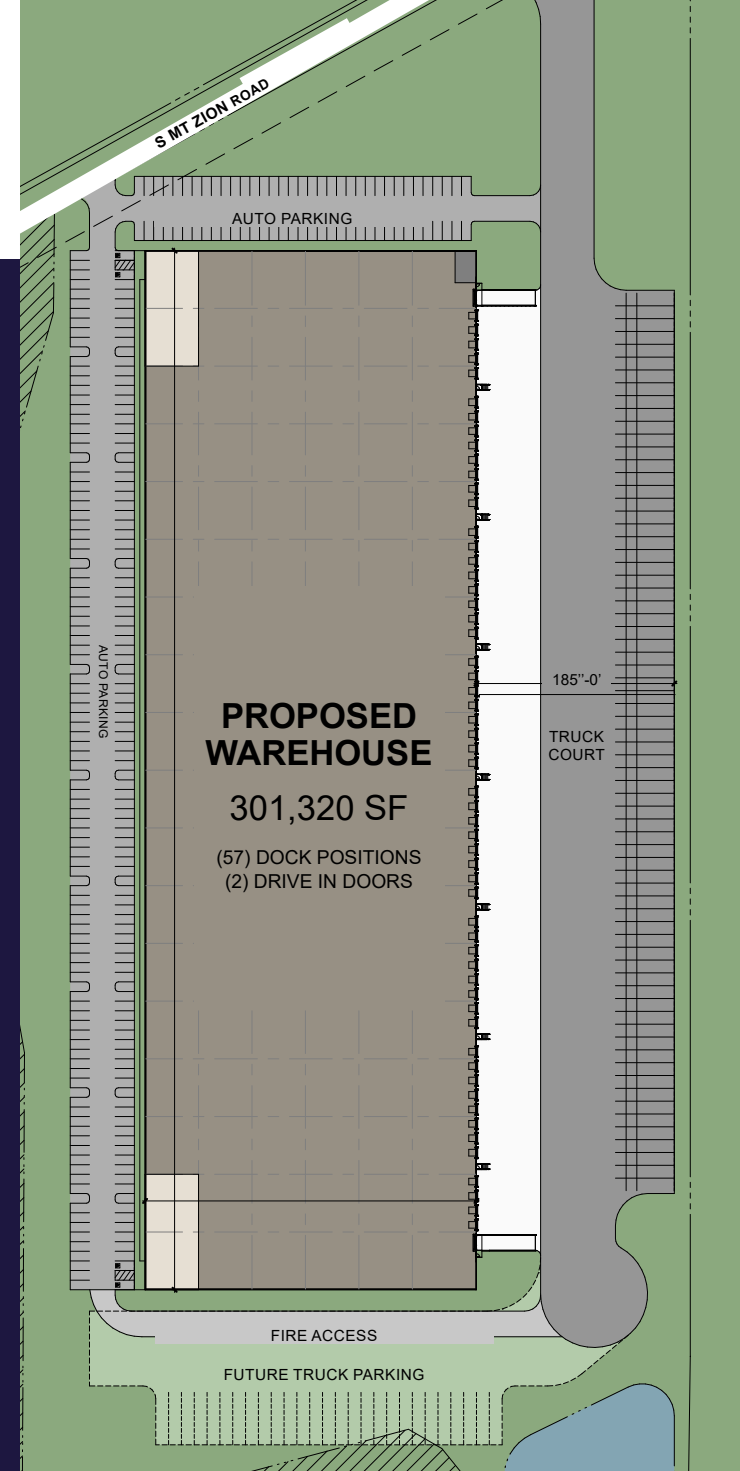
Leasing by:



// PRELIMINARY BUILDING SPECS

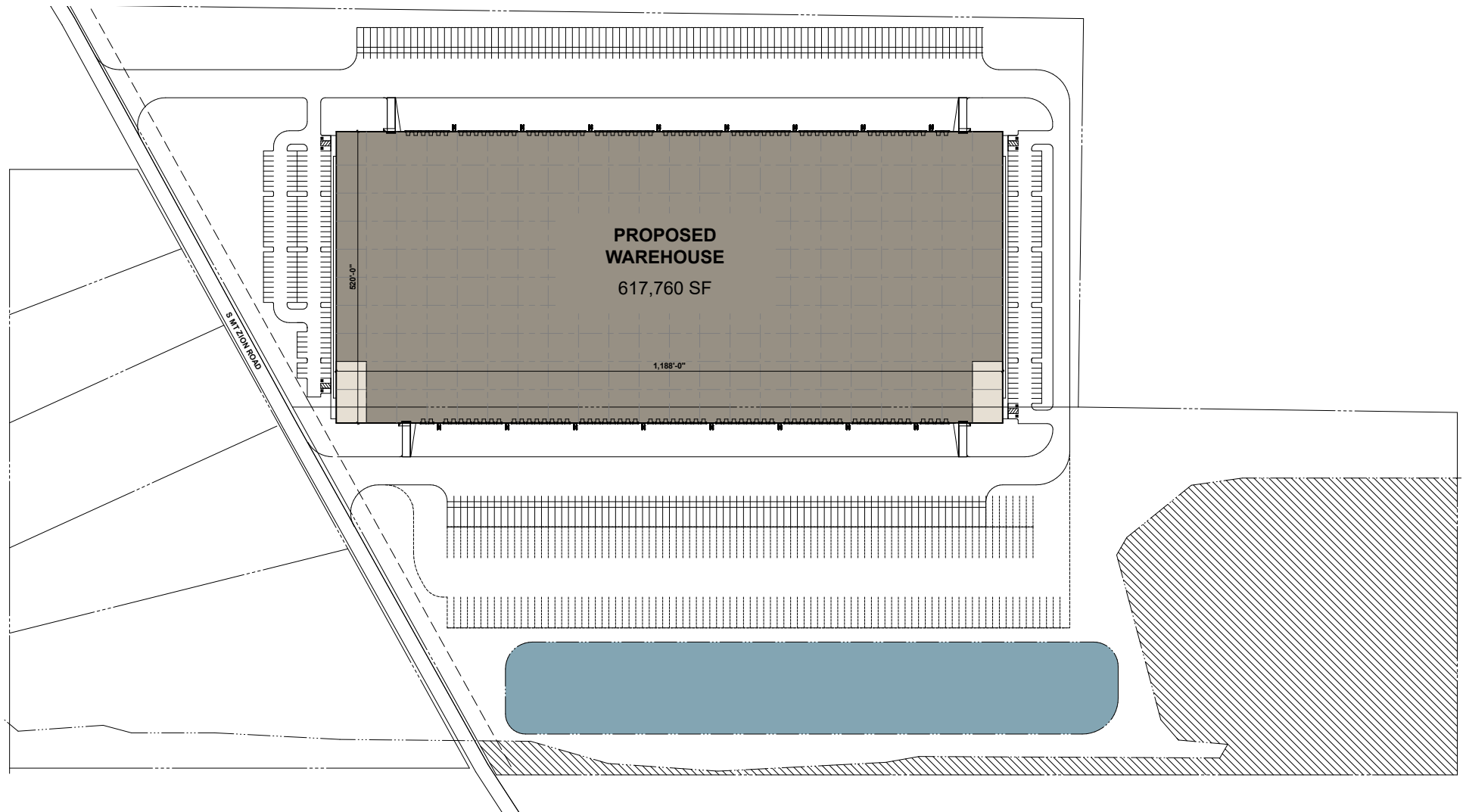
BUILD-TO-SUIT

BUILDING SIZE	±301,320 SF (Expandable to ±617,760 SF)
OFFICE AREA	±2,000 SF Spec Office
ACREAGE	27.98 AC
CLEAR HEIGHT	32'
LOADING DOCKS	57 Dock Doors
DRIVE-IN DOORS	2 Drive-In Doors
AUTO PARKING	±298 Employee Parking Stalls
TRAILER PARKING	±285 Trailer Parking Stalls
UTILITIES	Water - Lebanon Utilities Sanitary - Lebanon Utilities Electric - Boone Power Gas - CenterPoint Energy
ZONING	LI - Light Industrial
ACCESS	Conveniently located 2.5 Miles from either the SR-32 & I-65 Interchange (via 200W, goes past Lilly Foundry) SR-39 and I-65 Interchange (through Mt Zion Road through Lebanon Business Park)



// ±617,760 SF POTENTIAL

WITH ADJACENT ACREAGE



// AERIAL

651 S. MT. ZION LEBANON, INDIANA

INDIANA
32



IEDC's LEAP
INNOVATION DISTRICT:
9,000+ Acre Master-
Planned Development

FUTURE
INTERCHANGE
approx.
location



Lebanon
Business Park



INDIANA
39

LEBANON FIELDHOUSE
The sports facility is part of a planned
hospitality and entertainment district (spanning
95 acres - rolled out in multiple phases)
including: two (2) hotels, residential, retail and
medical office space.



**PART OF THE WATERFORD
DEVELOPMENT WITHIN THE
"LIFESTYLE DISTRICT"**

Planned residential, industrial, mixed-use,
village development and golf course
Development stretches
from CR 100 S to CR 300 S
and from I-65 to CR 400 E

CORPORATE NEIGHBORS

XPO Logistics

hachette
BOOK GROUP

CNH
INDUSTRIAL

amazon

SUBARU

HENDRICKSON

FPG

Aurora
HEALTH & SERVICE NETWORK

DS
Smith

Continental

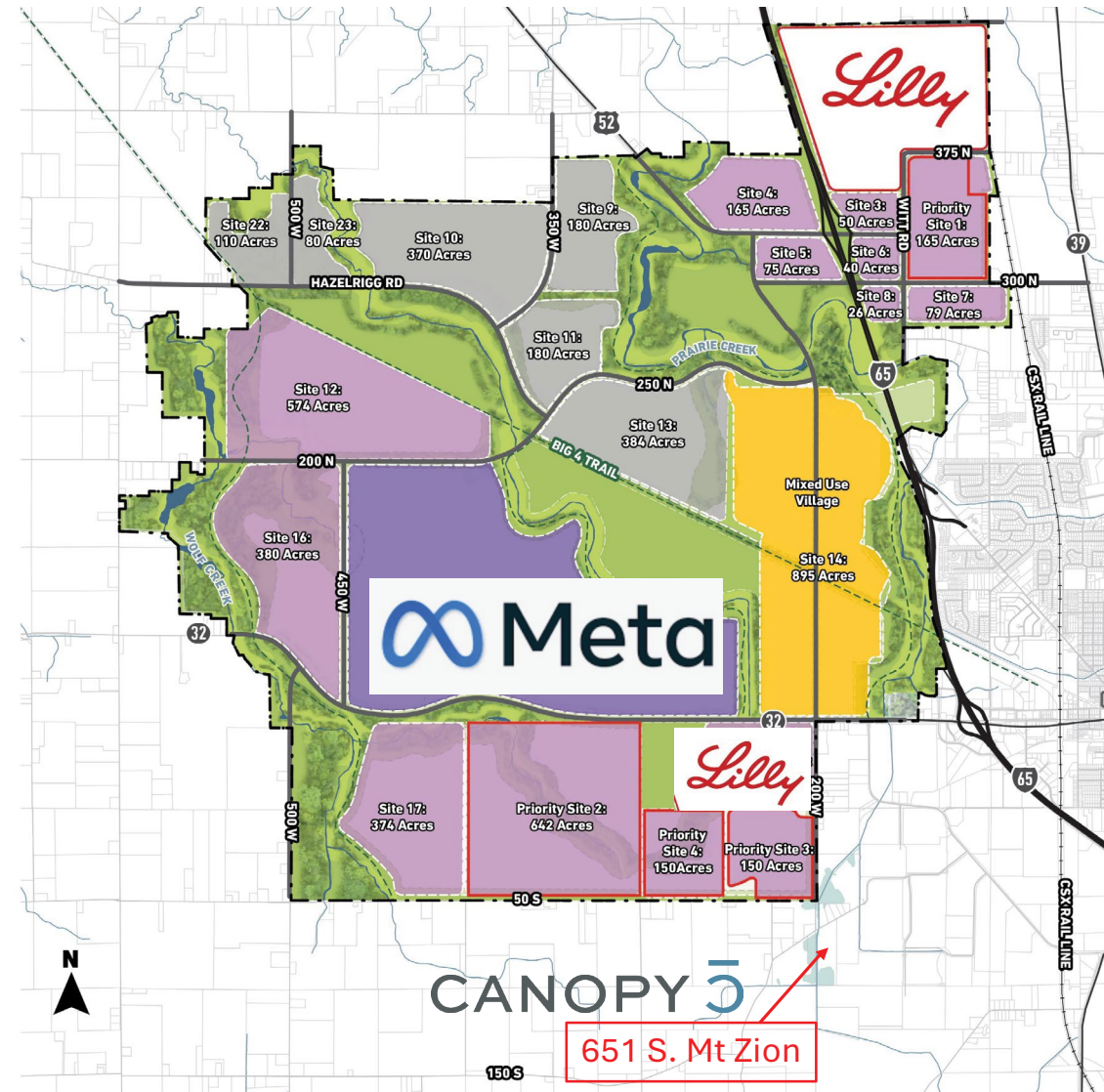
CANOPY 5

// 651 S. MT ZION
LEBANON, INDIANA

// LEAP DISTRICT

The LEAP Lebanon Innovation District is emerging as one of the nation's premier hubs for advanced industry, offering more than 9,000 acres of strategically positioned, SSI-certified land designed for manufacturing, R&D, and corporate growth. With direct access to the I-65 Hard Tech Corridor, the district connects companies to a workforce of over 1 million people within 60 minutes and sits just 30 miles from both Indianapolis and Purdue University, giving tenants unmatched access to research, innovation, and talent pipelines. LEAP is engineered for speed and scalability—featuring a plug-in-ready infrastructure model powered by 100% electric utilities, solar capacity, and next-generation mobility systems.

As global leaders like Eli Lilly, Meta, and dozens of life sciences and tech companies expand in the region, leasing a modern spec building in Lebanon today positions businesses at the center of an innovation cluster designed for sustainable growth, rapid deployment, and long-term competitive advantage



LEGEND

- Advanced Manufacturing
- Mega Site Development
- Mixed-Use/Village Center
- Future Use (TBD)

// LOCATION

651
S. MT. ZION
LEBANON, INDIANA

20-MILE
RADIUS

10-MILE
RADIUS

DISTANCES

 1.2 Miles
 22 Miles
 15 Miles
 28 Miles
 32 Miles



POPULATION

10 Miles
43,277
20 Miles
510,235



FORCE

10 Miles
21,917
20 Miles
276,529



AVG. INCOME

10 Miles
\$97,329
20 Miles
\$95,698



EST. HOUSEHOLDS

10 Miles
21,360
20 Miles
233,706

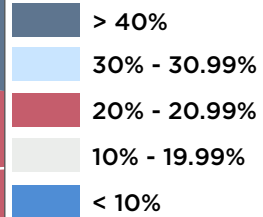
// LABOR ANALYSIS

20 Mile Blue Collar Population
97,484

10 Mile Blue Collar Population
9,388

5 Mile Blue Collar Population
4,718

% Blue Collar Employees By Block Group (2026)





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CANOPY 5



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