

FOR LEASE



**MODERN BULK
DISTRIBUTION
BUILDING 4
168,480 SF AVAILABLE**

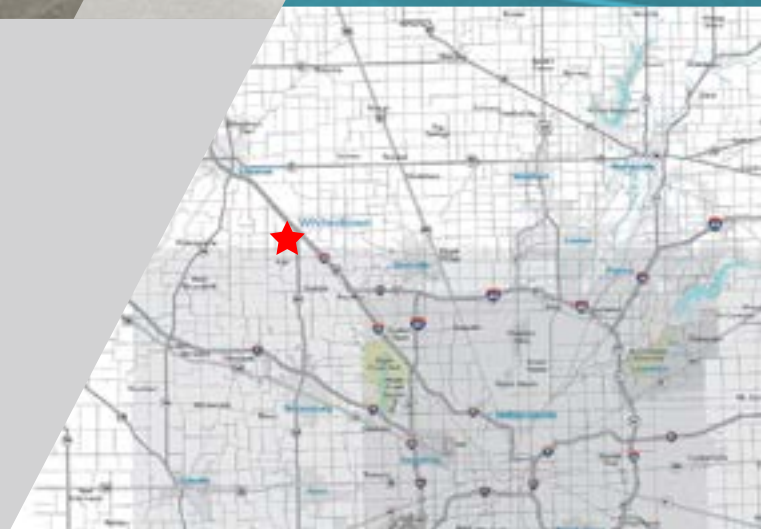


HUB I-65

INDUSTRIAL PARK

**3150 COUDEN DRIVE
LEBANON, IN 46052**

10-year real estate tax
abatement program



**CUSHMAN &
WAKEFIELD**

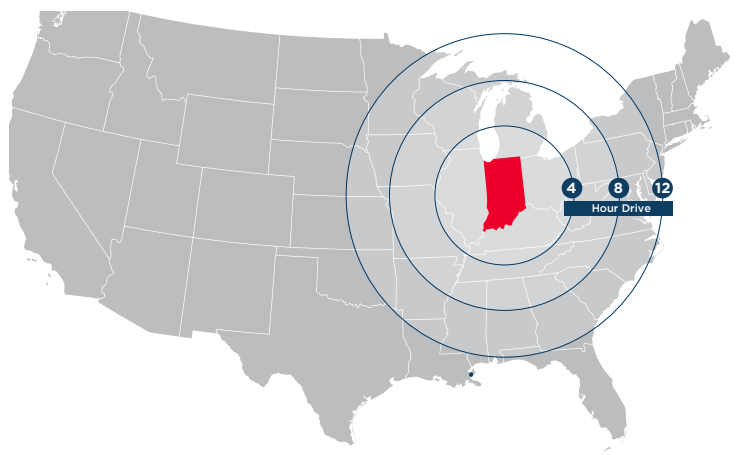
OWNED BY:



BLDG 4

3150 COUDEN DRIVE

Building Area	702,000 SF
Available Area	168,480 SF
Spec Office	1,466± SF
Ceiling Height	40'
Bay Spacing	50' x 54'; 60' staging
Exterior Docks	8 (expandable)
Drive-in Doors	2
Floors	8" unreinforced concrete
Truck Court	135'
Construction	Precast
Sprinkler	ESFR
Interior Lighting	LED
Heat	Gas-fired
Car Parking	158
Truck Parking	32

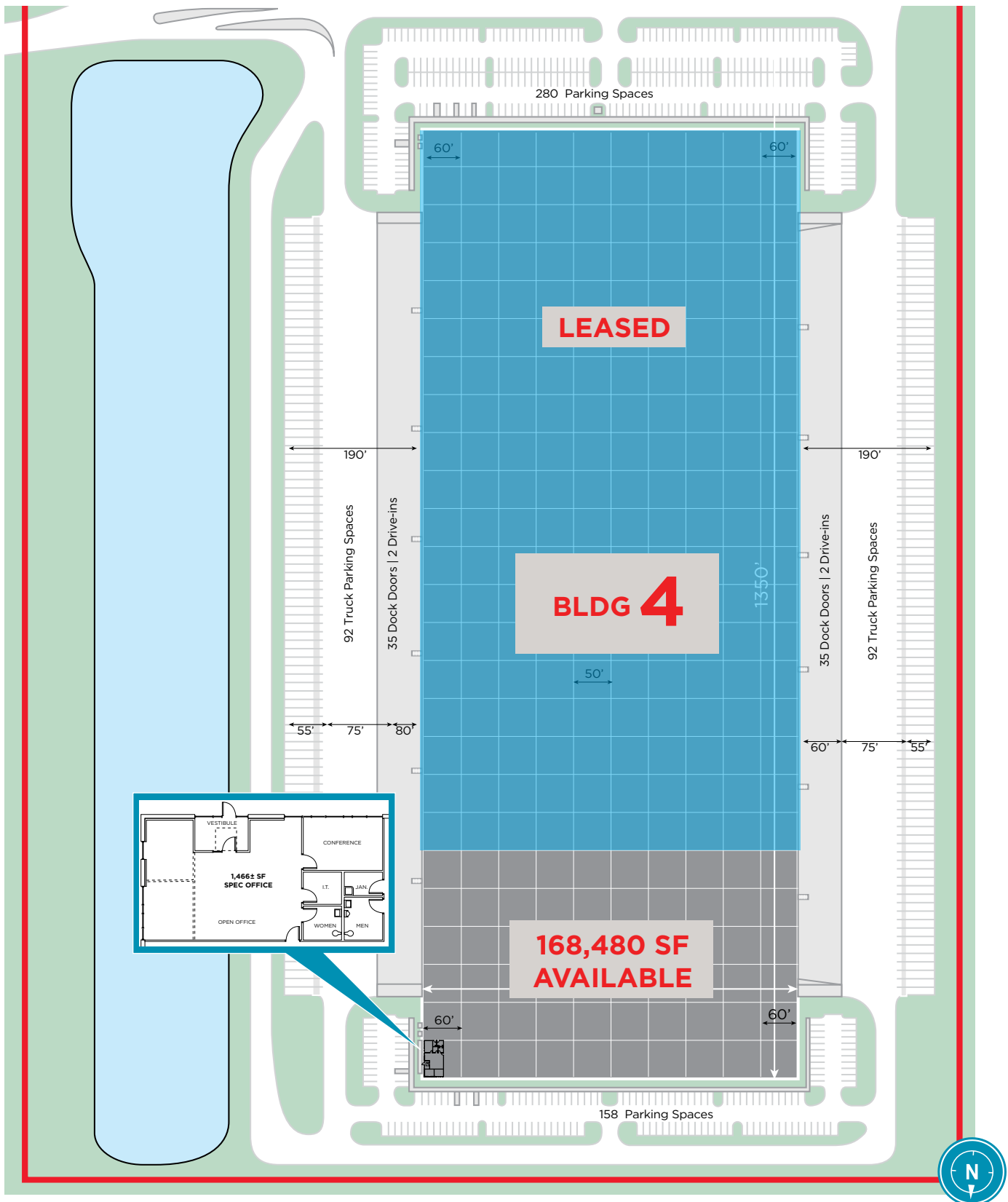


Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA**, more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.

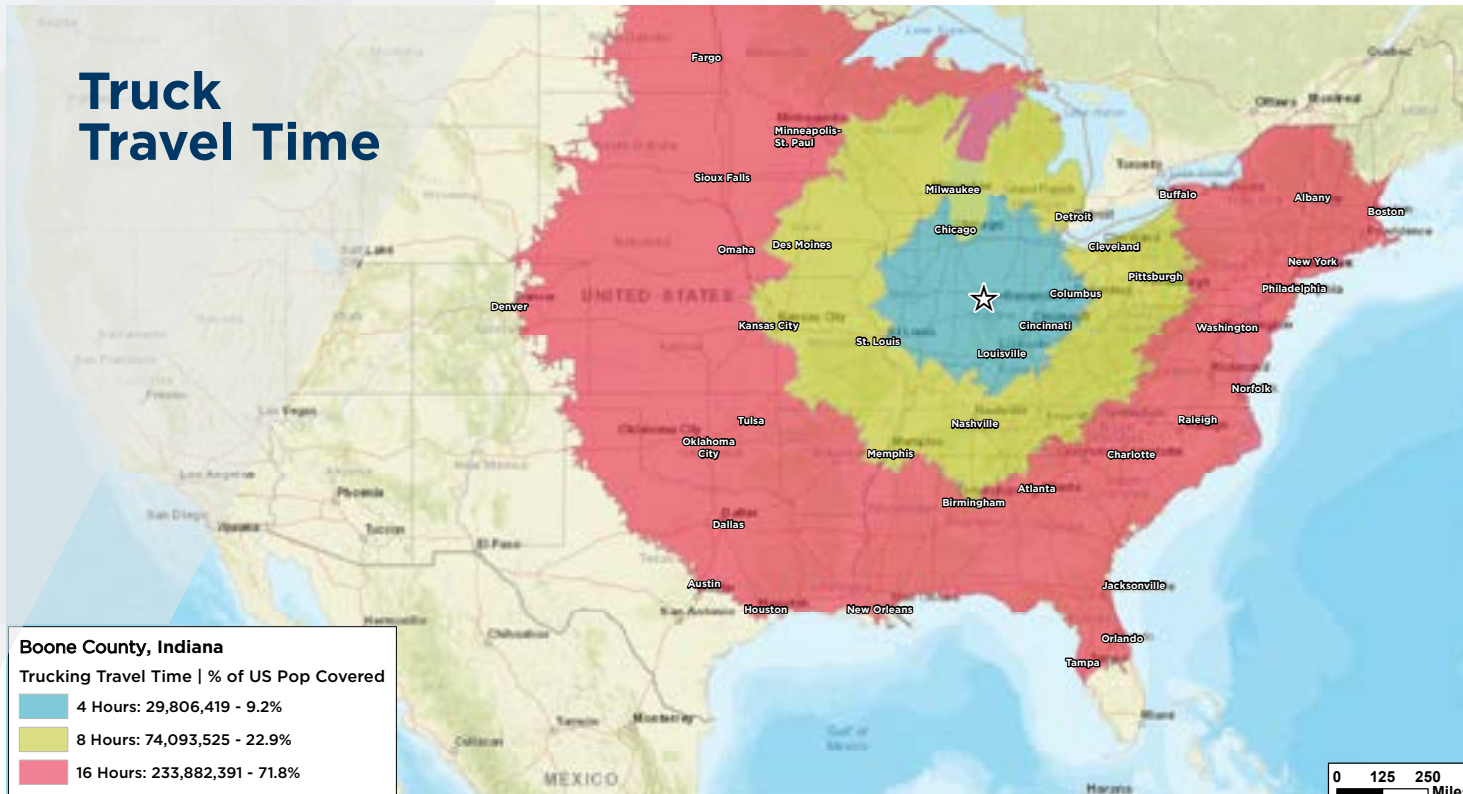
Immediate access to Interstate 65



FOR LEASE | LEBANON, IN 46052



Truck Travel Time



BOONE COUNTY, IN



INDIANA

- Best State for Business in the Midwest
- Ranks #5 nationally



WORKFORCE (2024 est.)

- 719,000 - 20 mile



INDIANAPOLIS INT'L AIRPORT

- 25 minute drive
- Home to 2nd largest FedEx facility in the world



TAXES

- Best State Tax Climate in the Midwest
- Ranks #9 nationally



POPULATION (2024 est.)

- 912,000 - 20 mile
- 2,160,800 - Indy MSA



BOONE COUNTY

- Home to some of the fastest growing IN cities

NEIGHBORING COMPANIES

amazon.com

AmensourceBergen

BROOKS

Cummins

DHL

LOWE'S

GNC LiveWell

THE HOME DEPOT

HERSHEY

LACROSSE

Loves

MONSANTO

NTN

pitney bowes

POP Weaver

XPO Logistics

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