

# PARK 65

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

FOR LEASE – 150,000 - 500,000 SF OF PLANNED CLASS A INDUSTRIAL SPACE



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

**Browning.**

 **CUSHMAN &  
WAKEFIELD**







# BUILDINGS OVERVIEW



## BUILDING 1

Building Size: ±150,000 - 200,000 divisible)  
Office Area: TBD to Suit









### BUILDING 1 FEATURES

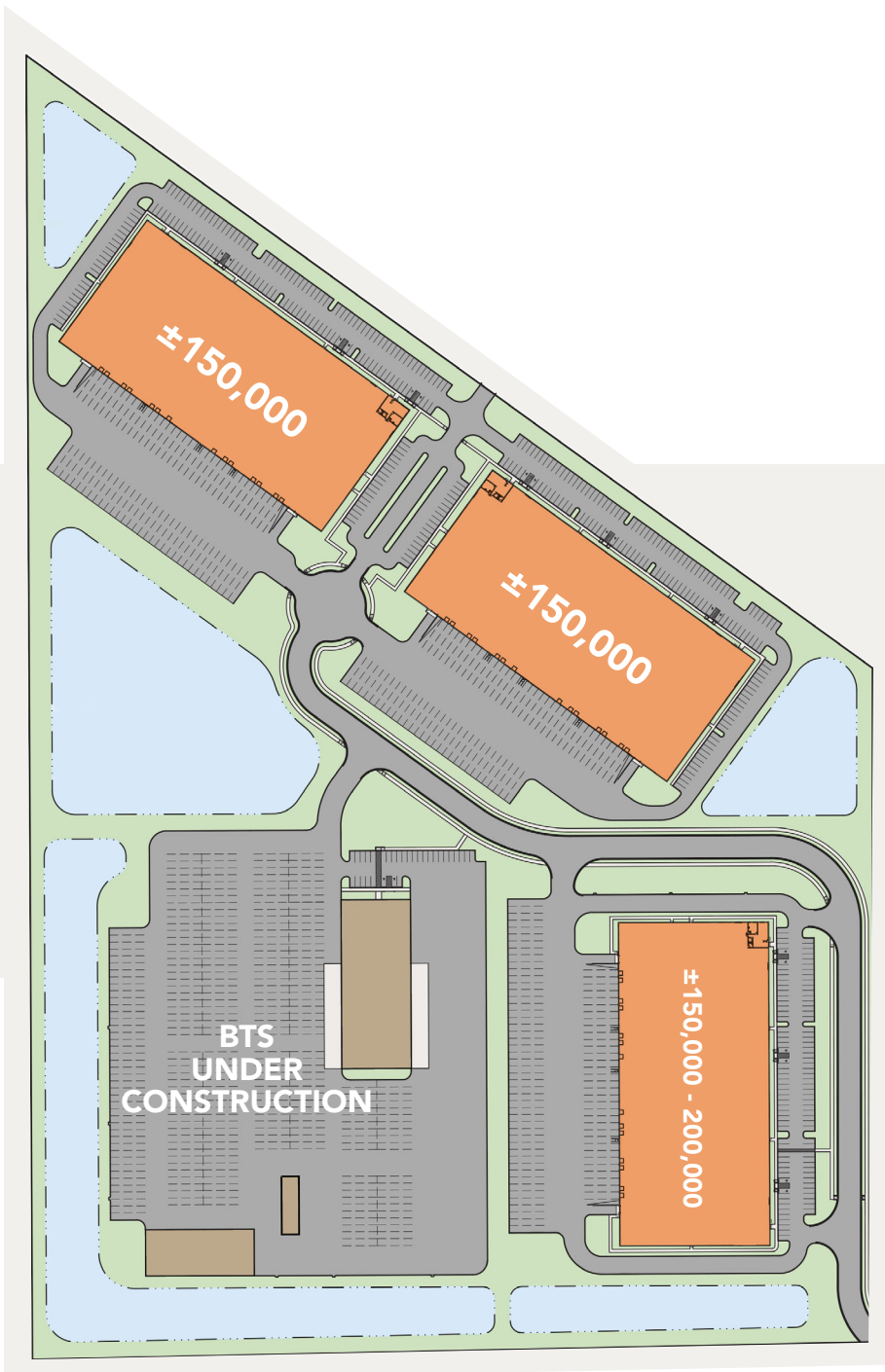
- |   |                             |   |                              |
|---|-----------------------------|---|------------------------------|
|  | 32' Clear Height            |  | 30 Docks Fully Equipped      |
|  | 7" Concrete Slab            |  | 2 Drive in Doors             |
|  | 105 Employee Parking Spaces |  | 130' Loading Dock Depth      |
|  | 48 Trailer Parking Spaces   |  | 1,600 Amp Electrical Service |

## BUILDING 2 & 3

Building Size: 150,000 SF (divisible)  
Office Area: TBD to Suit

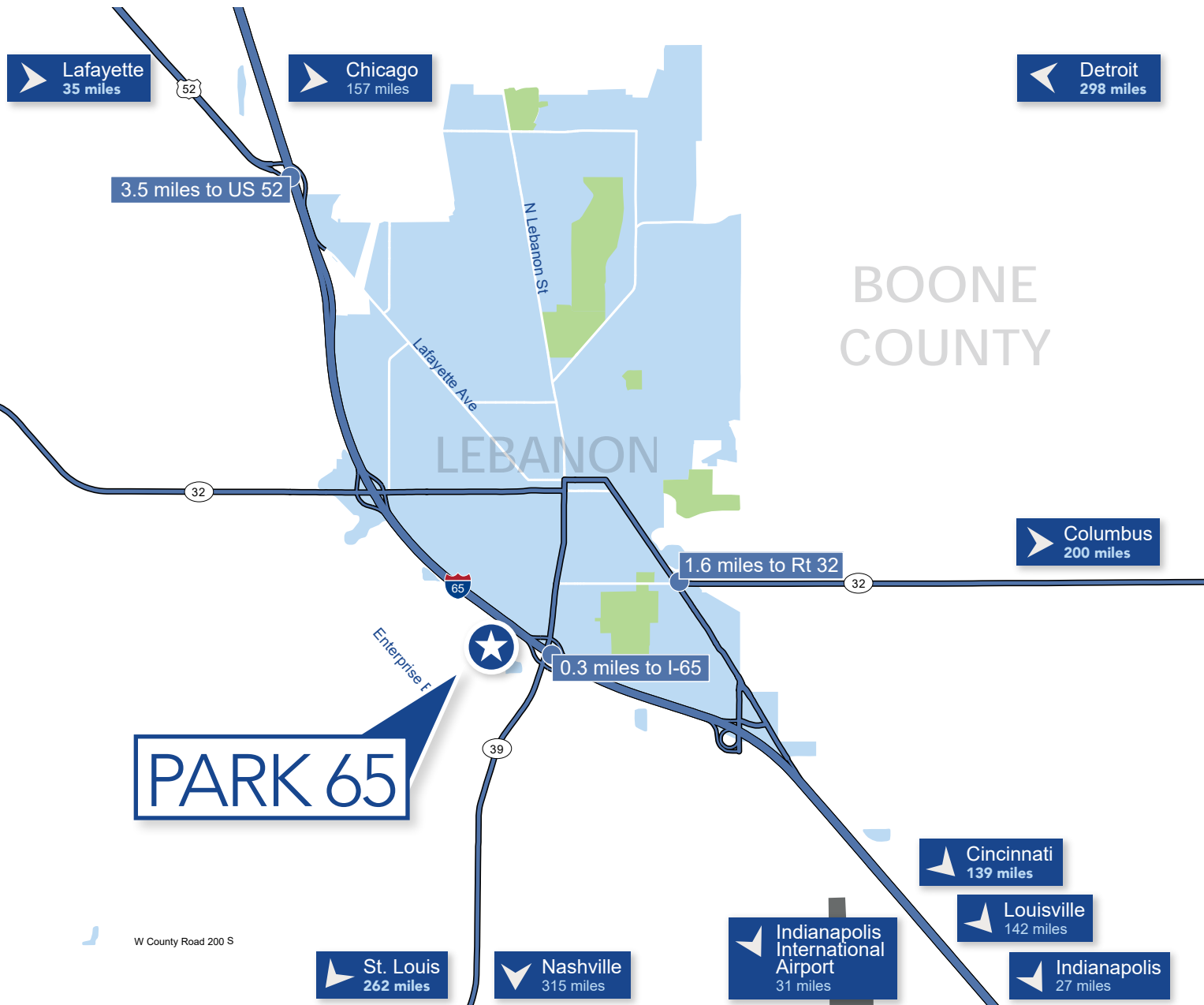
### BUILDING 2 & 3 FEATURES

- |   |                                   |   |                              |
|---|-----------------------------------|---|------------------------------|
|  | 32' Clear Height                  |  | 30 Docks Fully Equipped      |
|  | 7" Concrete Slab                  |  | 2 Drive in Doors             |
|  | 164 - 173 Employee Parking Spaces |  | 130' Loading Dock Depth      |
|  | 33 - 48 Trailer Parking Spaces    |  | 1,600 Amp Electrical Service |



# MASTER SITE PLAN

# PRIME LOCATION



WITHIN DRIVING  
DISTANCE:



0.3 MILES



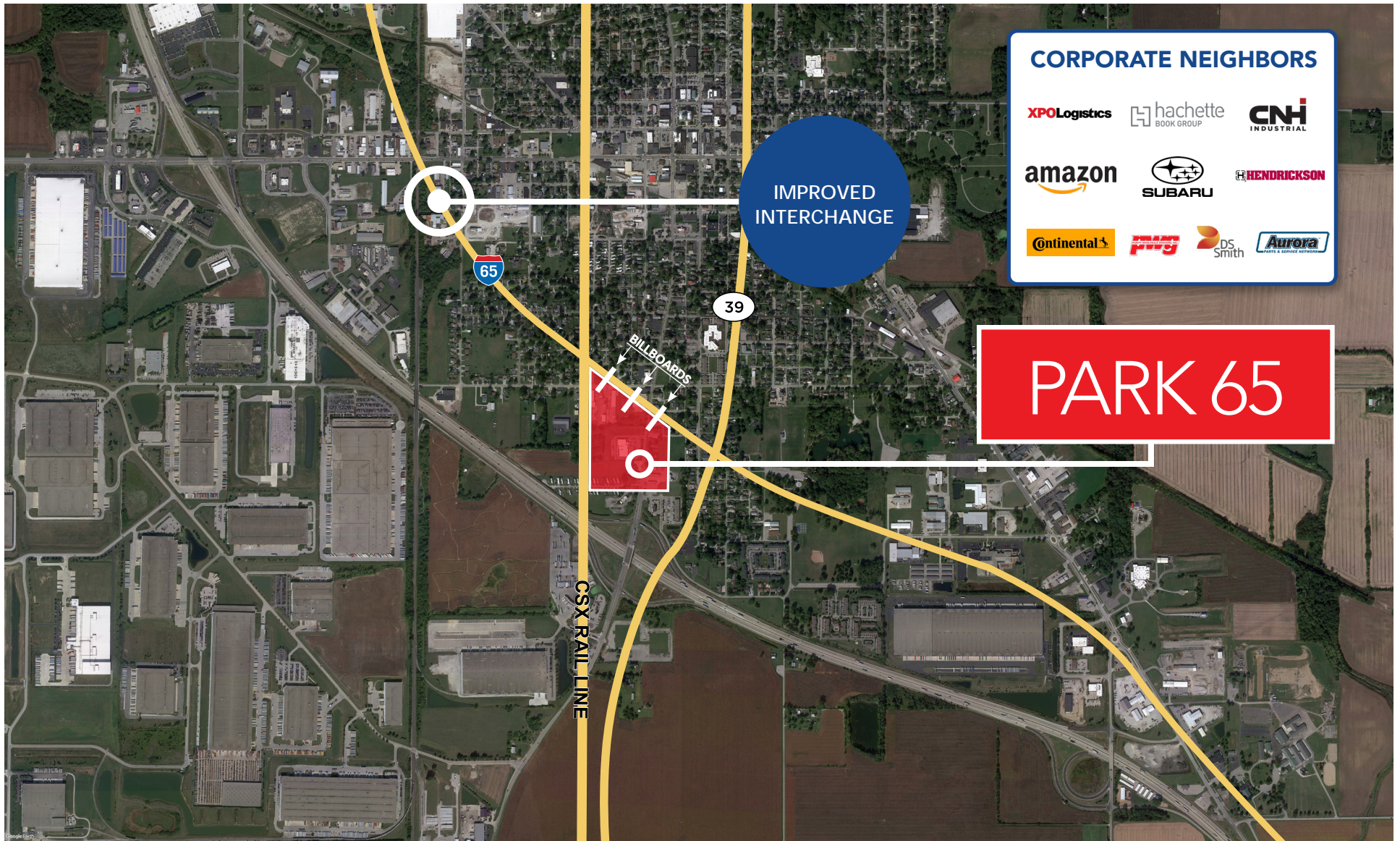
3.5 MILES



1.6 MILES



# CENTER OF A MANUFACTURING HUB





# 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 Klooz 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;dson'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

# MARKET OVERVIEW

## ABOUT BOONE COUNTY INDIANA

70K  
RESIDENTS

32K  
WORKFORCE

## ECONOMIC DEVELOPMENT HEADLINES

“Lebanon plans 95-acre development anchored by \$25M sports facility”

Indianapolis Business Journal  
(October 14, 2021)

“Eli Lilly Chooses Boone County for \$2B Investment, Manufacturing Facilities”

Lebanon.IN.gov  
(May 26, 2022)

“\$40M in manufacturing investments in Boone County”

Inside Indiana Business  
(July 14, 2022)



## WHY INDIANAPOLIS?

- A well-established industrial distribution market in the U.S.
- FedEx Air Hub
- 2nd largest FedEx Air Hub in the world.
- 8th largest cargo airport in the U.S.
- 4 primary interstates converge at the core of Indianapolis: I-65, I-69, I-70, and I-74.
- This highway accessibility gives direct interstate routes to major markets of Chicago, Columbus, Cincinnati, Louisville, and St. Louis, as well as access to 80% of the U.S. population in a one-day drive.
- Indiana has the 4th most freight railroads in the U.S.

Indianapolis boasts an impressive toolbox of incentives that make investment in the market very appealing — such as tax abatements, training grants and a number of tax credits. Additionally, all levels of government are committed to keeping Indy a business-friendly environment. Research tax credits have been increased while inventory taxes and corporate gross income taxes have been eliminated. There is no corporate franchise tax, and no sales and use taxes on materials and equipment used in production.





For More Information, Please Contact:

**MICHAEL W.M. WEISHAAR, SIOR**

Vice Chair

Direct: +1 317 639 0494

Michael.weishaar@cushwake.com

**BRYAN POYNTER, SIOR, CCIM**

Senior Director

Direct: +317 639 0482

Bryan.poynter@cushwake.com

**Browning**



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