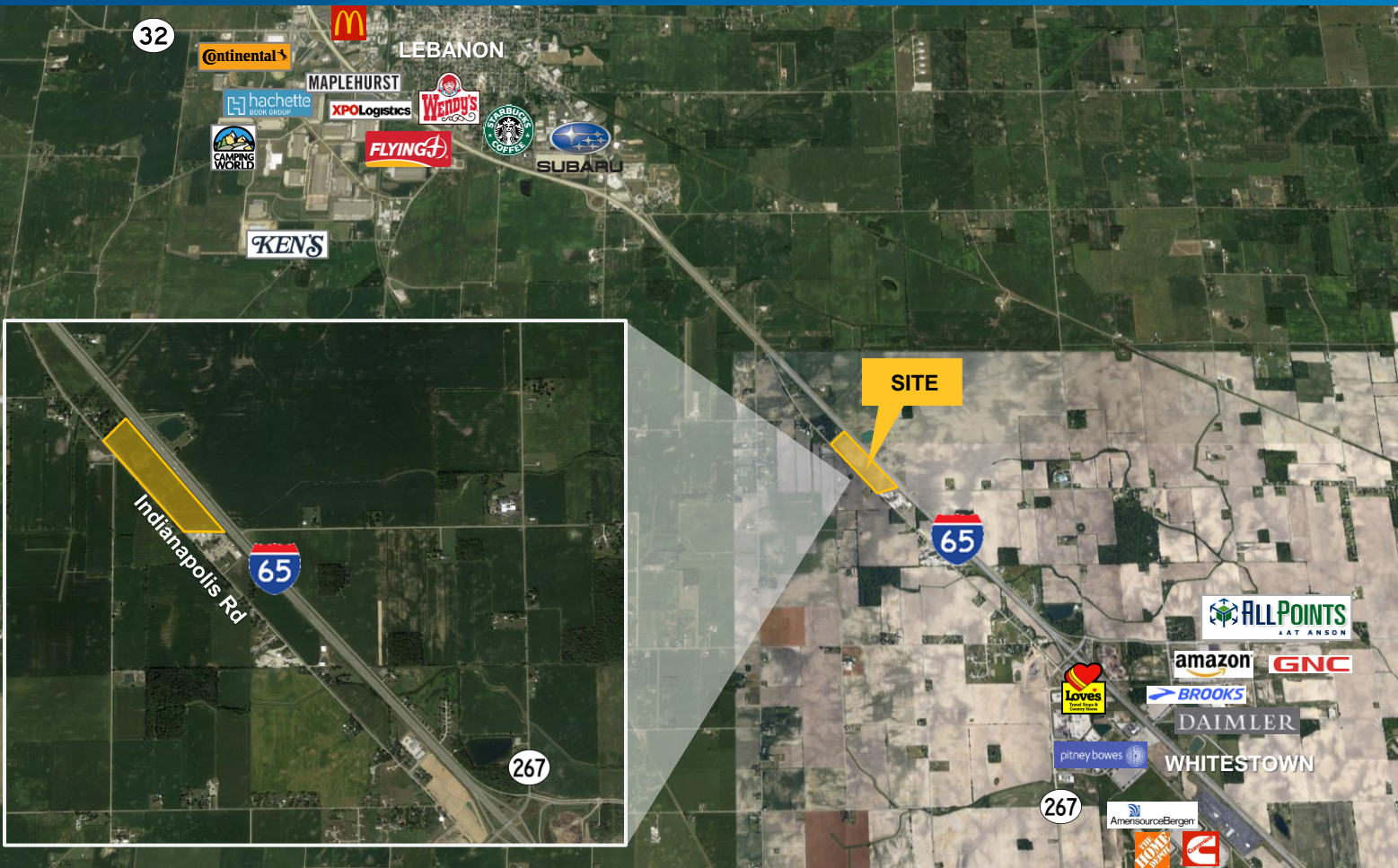


FOR SALE > LAND



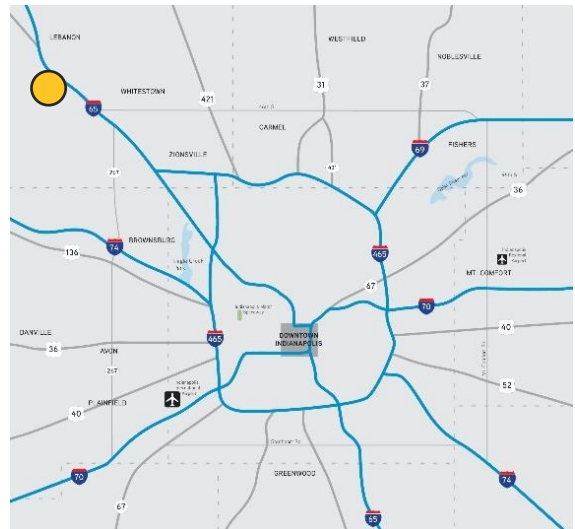
2701 & 2975 Indianapolis Road

Lebanon, IN



Property Highlights

- > ± 33.6 acres in the I-65 North Corridor in Boone County
- > Visibility on I-65 North between Whitestown and Lebanon
- > Currently zoned Commercial and slated for Industrial as part of the Lebanon Comprehensive Plan
- > Boone County is one of Indiana's fastest growing communities in Indiana
- > Approximately 14 miles to I-465 and Indianapolis



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WHY INDY?

TOP IN TRANSPORT ACCESSIBILITY

INTERNATIONAL AIRPORTS



air

- › Indiana offers **4** international airports
- › Indianapolis International Airport – home to the **2nd largest** FedEx air hub worldwide + **8th largest** cargo airport in the U.S.
- › Gary/Chicago International Airport – a key player in the logistics arena – connects Chicago to Midwest distribution sites

DRIVE TIME



roadways

- › **75%** of US & Canadian population within 1-day drive
- › “Crossroads of America” – **8** interstates intersect
- › National leader in pass-thru highways

STRONG BUSINESS FUNDAMENTALS

1ST
cost of doing business
CNBC News

2ND
best state for workforce quality
Chief Executive Magazine

3%
business property tax rate cap

6TH
top business climate states
Site Selection Magazine

6%
corporate income tax

7%
sales tax rate

8TH
best state tax climate index
The Tax Foundation

YES
A Right to Work state

Join Other Industrial Users/Corporate Neighbors

- › Amazon
- › Brooks Running Company
- › Facility Concepts
- › Telamon
- › Home Depot
- › Cummins Engines
- › Amerisource Bergen
- › GNC
- › Chrysler
- › Pitney Bowes
- › Subaru

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