

Lebanon Business Park

EDWARDS DRIVE, LEBANON IN



PROPERTY HIGHLIGHTS

- > ± 32 acres located in Lebanon Business Park
- > All utilities to the site
- > Located between SR 32 and SR 39
- > CSX rail service available
- > CSX Select Site Designation
- > Ideal for manufacturing and food users
- > Regional Water Pre-Treatment facility will be adjacent to site
- > Up to 500,000 SF rail-served configuration
- > Up to 400,000 SF cross-dock configuration
- > Master-planned park including detention which provides fire suppression source and pump
- > Dual interstate interchanges for superb access to the site

Owned & Developed by: **Duke REALTY**

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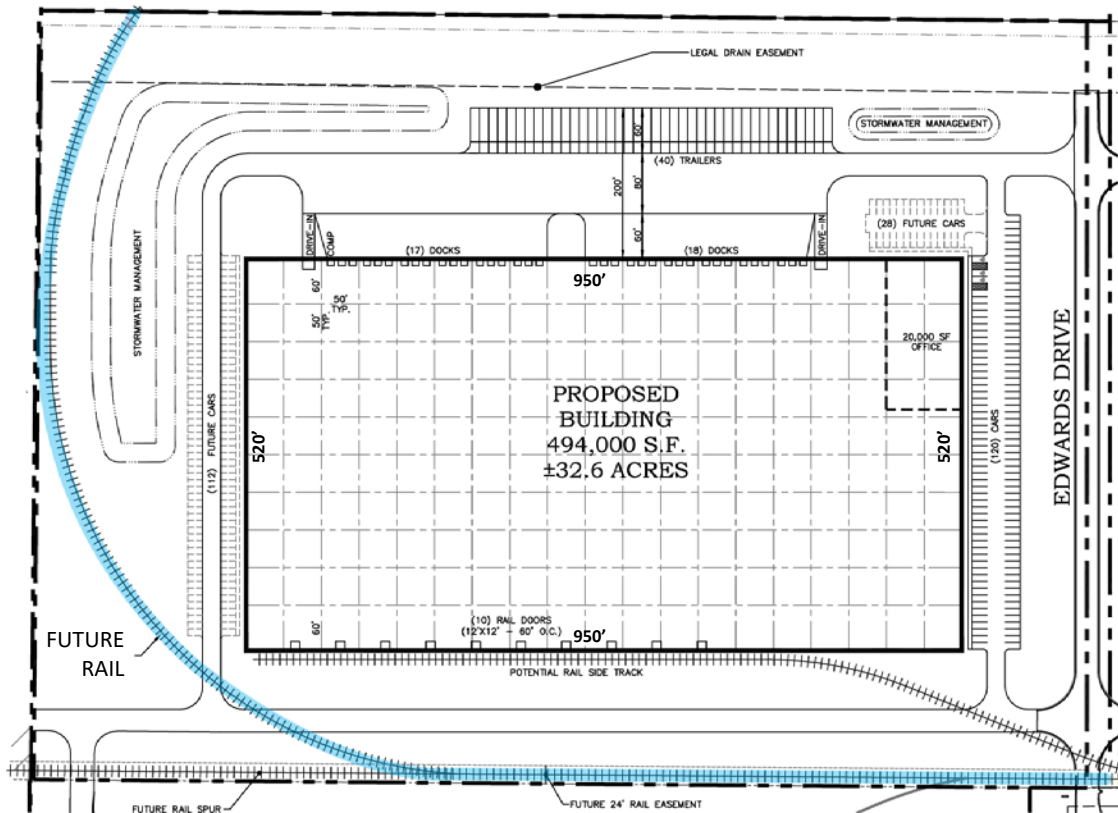
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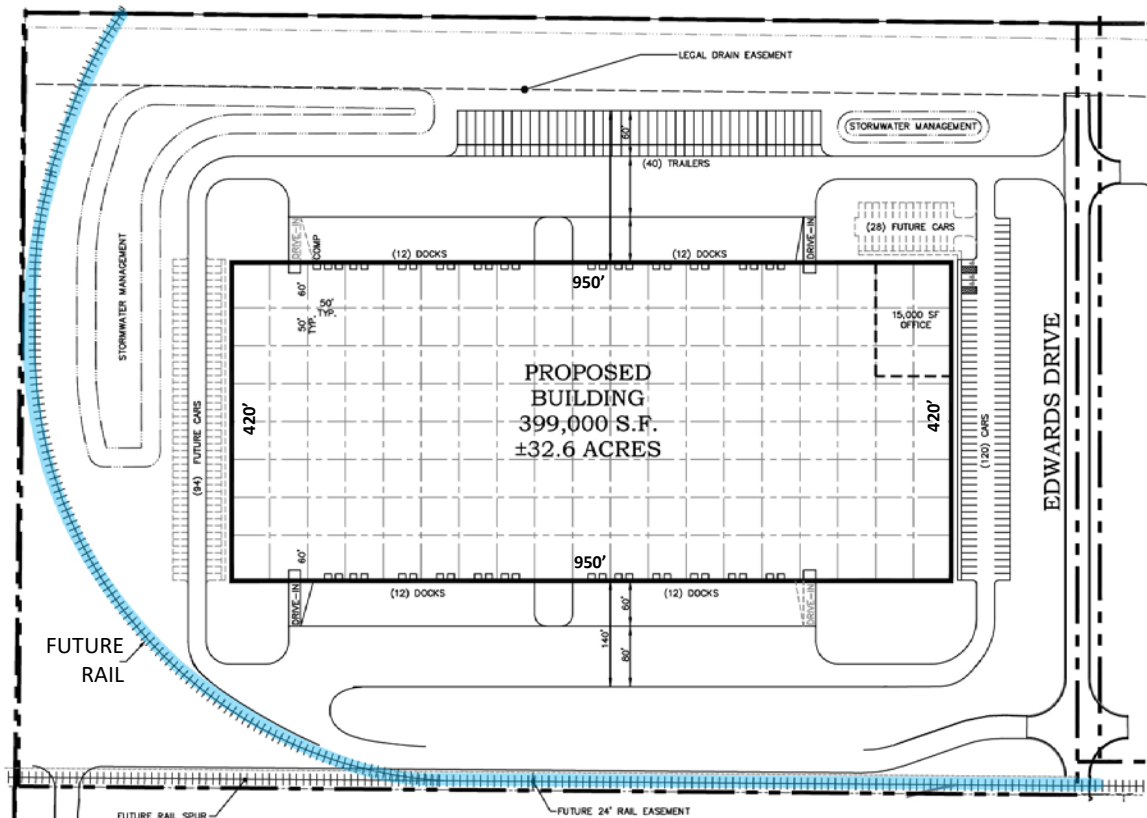
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Site Plans

RAIL-SERVED
CONFIGURATION



CROSS-DOCKED
CONFIGURATION



- > 1 of 2 designated sites within the State of Indiana
- > Rail-served site for industrial development
- > Zoned to accommodate industrial uses
- > Utility infrastructure adjacent to the site
- > Chosen for its key proximity to I-65
- > Ensures regular local rail service is available
- > Environmental due diligence complete

- > Owns 144.5 MSF in 21 major US logistics markets
(as of 9/30/17)
- > +40 MSF developed in Indianapolis MSA
- > 7.5 MSF developed in Lebanon
- > Largest owner of industrial product in Indianapolis MSA
 - 44 properties totaling 18.95 MSF *(as of 9/30/17)*
- > Services Include:
 - Construction
 - Leasing
 - Property Management
 - Site Selection
 - Development master planning

— Boundaries of Lebanon Business Park

1 Nearby convenience amenities



★ Indicates Regional Water Pre-treatment Facility

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

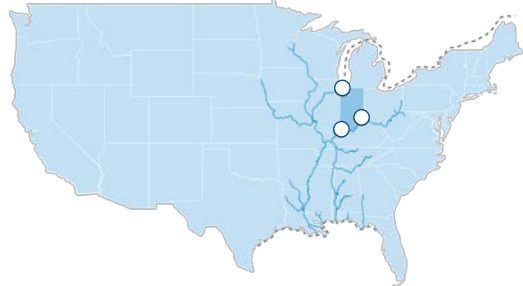
RAIL ACCESS



railroads

- > **Ranks 3rd** in U.S. for total freight railroads
- > **5th** in U.S. for Class 1 railroads
- > **Class I railroads** passing thru Indiana: AmTrak, CSX, Canadian National, Canadian Pacific, Norfolk Southern, Union Pacific

MARITIME ACCESS



waterways

- > **3 international maritime ports** serving key Indiana access points: NW – Burns Harbor, SW – Mt. Vernon, SE – Jeffersonville
- > **6th in U.S.** for waterborne shipping – providing access to the world’s most productive industrial + agricultural regions
- > Situated on **2 major** freight transport arteries – the Great Lakes + Ohio-Mississippi river system

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

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