



± 81.4 ACRES FOR SALE
4255 S 300 E
 Lebanon, IN 46052



±81.4 ACRES AVAILABLE

- Currently Zoned Agriculture
- Utilities
 - > Gas located along Fieldstone Drive
 - > Water located along 267 and Indianapolis Road
 - > Sewer located along Indianapolis Road
- Located in the Zionsville, Indiana jurisdiction

Boone County

- One of the fastest-growing communities in Indiana
- Ideally situated between Indianapolis and Lafayette
- Large and talented workforce, ideal for meeting the needs of complex industries of all kinds.
- Diverse set of industries: information technology, pharmaceuticals, e-commerce, manufacturing, & food and beverage
- Abundant utilities, north-south and east-west interstates
- Business-friendly government
- Population: ±65,346

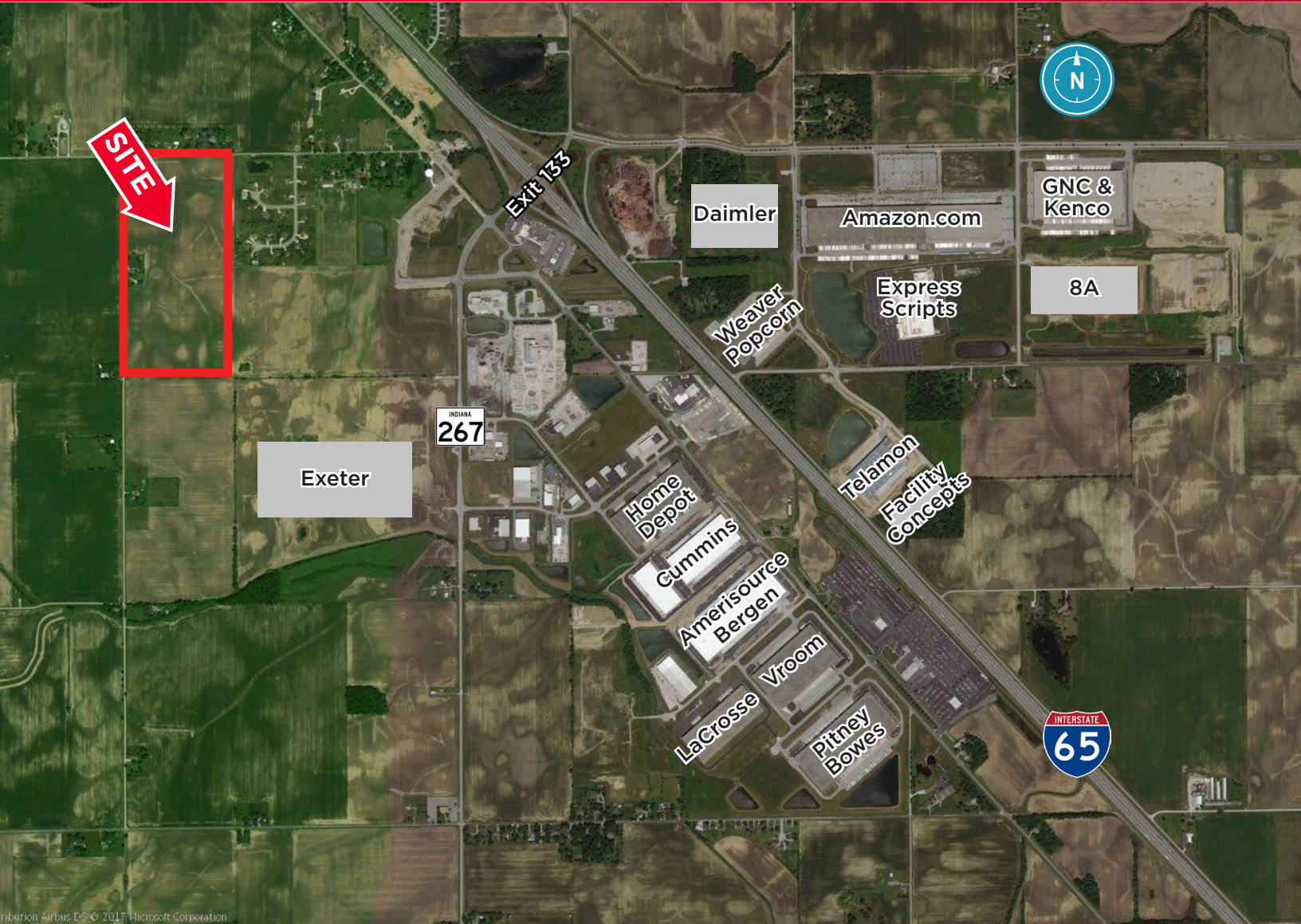


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Proximity

	Miles	Drivetime
Downtown Carmel	20	24 minutes
Downtown Indianapolis	22	27 minutes
Indianapolis International Airport	26	27 minutes

Corporate Neighbors

- Exeter Property Group
- Duke Realty/AllPoints Anson
- Home Depot
- Amazon
- Cummins
- Daimler

**The Indianapolis Region
 LOCATION, LOCATION, LOCATION**

Indiana is called the “**Crossroads of America**” because more interstate highways converge here than in any other U.S. city, including I-65, I-69, I-70 and I-74, enabling us to reach 75% of the U.S. population within one day’s drive. Indiana ranks as the **#1 Place to Do Business in the Midwest** and **#6** in the nation (Chief Executive Magazine, 2015), and it offers the **Best Business Tax Climate in the Midwest** (Tax Foundation, 2017).

Thanks to its central location, pro-business government, skilled workforce and world-class educational institutions, numerous industries thrive in Indiana, such as advanced manufacturing, logistics, life sciences and information technology.

- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation—truck, rail, air and water. Indianapolis is home to the **second-largest FedEx hub** in the world.
- Indiana is the **Best State for Business** in the Midwest and is **#6** in the nation. (Chief Executive Magazine, 2015)
- Indiana is **#8** on the list of **Best States for Business**. (Forbes, 2015)
- Indiana is **#1** in the Midwest and **#7** in the nation in the **Top States for Doing Business Survey**. (Area Development Magazine, 2014)



- Indiana offers the **Best Business Tax Climate** in the Midwest and is **#9** in the nation. (Tax Foundation, 2017)
- Indiana has the overall **Best Business Climate** in the Midwest. (Site Selection Magazine, 2014)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (S&P, Fitch and Moody’s)
- Indiana is **#3** on the list of States with the **Best Infrastructure in America**. (CNBC, 2017)
- Indiana has the **Largest Manufacturing Concentration** in the nation. (NIST, 2017)

For more information, contact:

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