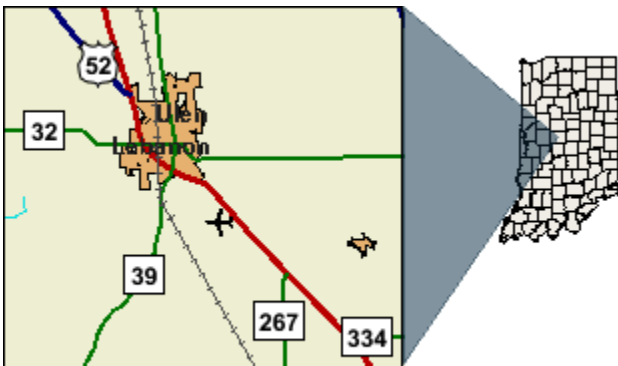




Prologis Park

Lebanon, IN 46052



Location

Street Address	
City	Lebanon
County	Boone
Township	Center
State	IN
Zip Code	46052
Type	Site Only

Site Details

Site

Total Acres Available

55

Within city/town limits Yes

Building

Maximum Square Feet Available 1,032,000
Building Type Distribution
Building Environment Downtown - Commercial
Floor to Ceiling Height Maximum (Feet) 36

Sale/Leasing

Ownership Private
Divisible/Subdivisible Yes
For Sale Yes
For Lease Yes

Utility

Electric Power Provider Lebanon Utilities
Natural Gas Service Provider Vectren
Natural Gas Service at Property Yes
Water Provider Lebanon Utilities
Sanitary Sewer Service Provider Lebanon Utilities
Telecommunications Service Provider S B C
Internet Service at Property Yes

Transportation

Interstate Route Number I-65
Distance to Nearest Interstate (Miles) 0.5
Federal/State Highway Number U.S. 52
Distance to Nearest Federal or State Highway (Miles) 3
Name of Commercial/International Airport Indianapolis International
Distance to Commercial Airport (Miles) 25
Name of General Aviation Airport Indianapolis Executive Airport, Aka Terry Airport
Distance to General Aviation Airport (Miles) 15

Notes

Future site - proposed building 1 can accommodate up to 1,032,000 square feet. \$2.50 per sq. ft. industrial gross rental rate, includes \$.25 per sq. ft. operating expense sop. Boone County 2003 population - 49,370

Contact Information

Dax Norton

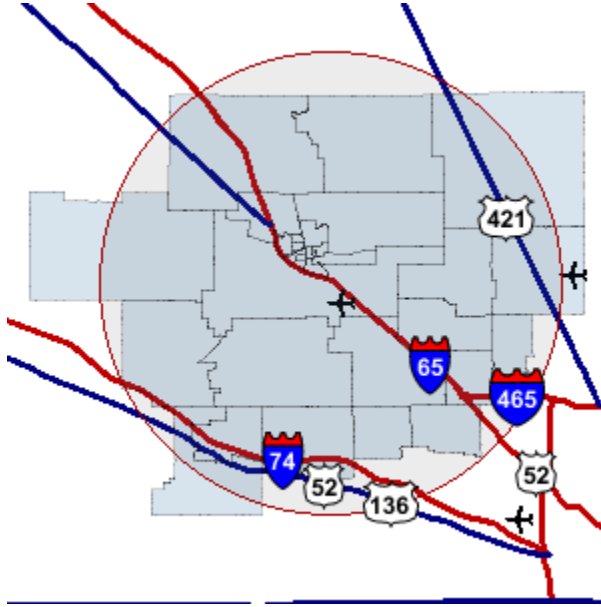
Company	Boone County Economic Development Corp
Address	218 E Washington St
City	Lebanon
State	IN
Zipcode	46052
Phone	765.482.5761
Fax	765.482.5782
Email	dnorton@boonecdc.org



Prologis Park

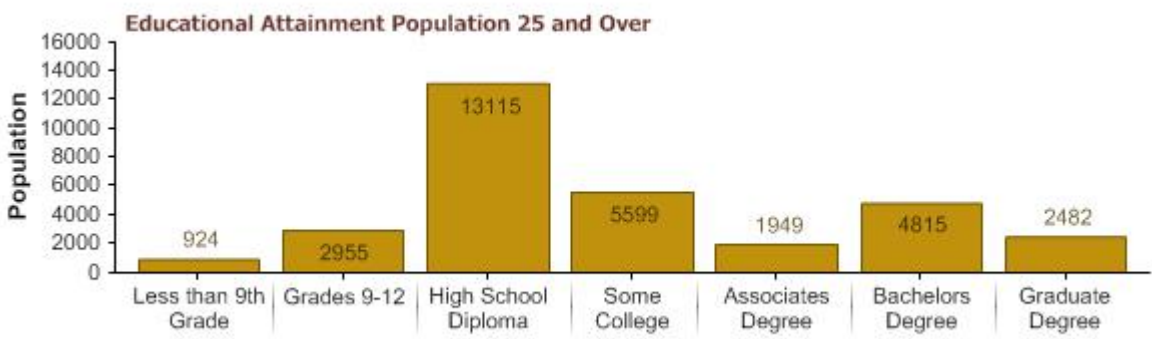
Lebanon, IN 46052

10 Mile Demographic Radius Report



Population		
	Number	%
Total Estimated Population	48,820	100%
Population in the Labor Force	27,115	55.5%
Population by working age 20-64	29,720	60.9%

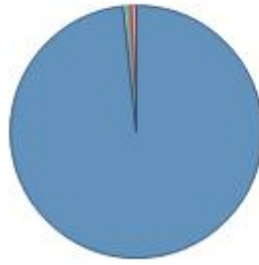
Educational Attainment		
	Number	%
Total Adult Population (25 +)	31,839	100%
Less than Grade 9	924	2.9%
Grades 9-12, no diploma	2,955	9.3%
High School Graduate	13,115	41.2%
Some College, No Degree	5,599	17.6%
Associates Degree	1,949	6.1%
Bachelors Degree	4,815	15.1%
Graduate Degree	2,482	7.8%



Population by Race

	Number	%
Total Population (all ages)	48,820	100%
White	47,801	97.9%
Black	189	0.4%
American Indian	134	0.3%
Asian	189	0.4%
Multiple-Race	316	0.6%
Ethnicity:		
Hispanic	718	1.5%

Population by Race



47801	White
189	Black
134	American Indian
189	Asian
316	Multiple-Race

Population by Age

	Number	%
Total Population	48,820	100%
0 to 9	6,098	12.5%
10 to 19	7,296	14.9%
20 to 29	6,650	13.6%
30 to 39	5,794	11.9%
40 to 59	14,648	30.0%
60+	8,334	17.1%

Population by Age



6098	0-9
7296	10-19
6650	20-39
5794	40-59
14648	60 and Over

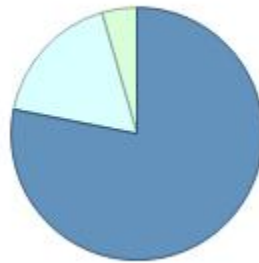
Household Income

	Number	%
Total Households	18,538	100%
Less than \$30,000	4,182	22.6%
\$30,000 to \$49,000	3,594	19.4%
\$50,000 to \$100,000	6,934	37.4%
\$100,000 or more	3,828	20.6%

Housing

	Number	%
Total Housing Units	19,416	100%
Occupied by Owner	15,166	78.1%
Renter Occupied	3,372	17.4%

Housing Units



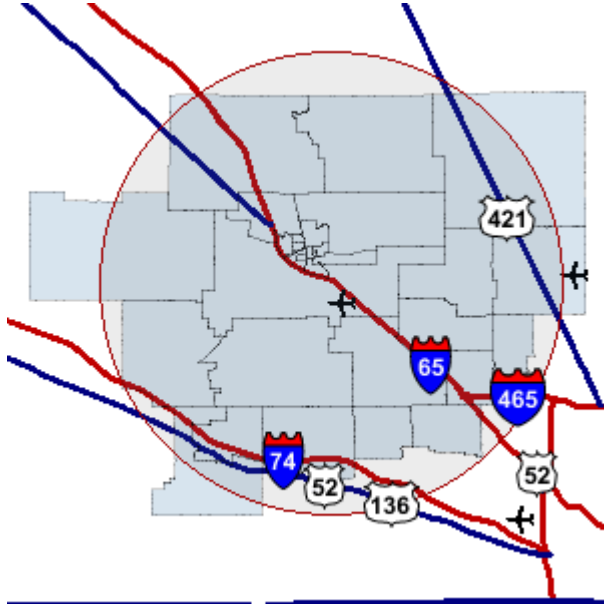
15166	Owner Occupied
3372	Renter Occupied
878	Not Occupied



Prologis Park

Lebanon, IN 46052

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	1,284
Jobs	11,079

Establishments by Range of Employees

	Number	% Dist.
1 to 20	1,152	89.7%
20 to 50	87	6.8%
50 to 99	29	2.3%
100 to 249	13	1.0%
250 to 499	3	0.2%
500+	0	0

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	1,137	10.3%
Professional Specialty Occupations	1,439	13.0%
Sales Professionals	251	2.3%
Technologies and Technicians	308	2.8%
Sales Workers and Clerks	964	8.7%
Administrative Support Workers	1,828	16.5%
Technical, Sales, and Administrative: Field Occupations	42	0.4%
Private Household Service	0	0

Protective Services	156	1.4%
Other Services: Site Based	1,680	15.2%
Other Services: Field Based	44	0.4%
Farming, Forestry, and Fishing	358	3.2%
Precision, Craft, and Repair: Site Based	1,248	11.3%
Construction, Repair, and Mining: Field Based	467	4.2%
Machine Operators, Assemblers, and Inspectors	397	3.6%
Transportation and Materials Moving Workers	343	3.1%
Handlers, Helpers and Laborers	374	3.4%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	1,284	100%	11,079	100%
Agriculture, Forestry and Fishing	12	0.9%	124	1.1%
Agricultural Services	39	3.0%	197	1.8%
Coal and Ore Mining	1	0.1%	3	0.0%
Oil and Gas	0	0	0	0
General Construction	59	4.6%	301	2.7%
Heavy Construction	83	6.5%	660	6.0%
Food Manufacturing	4	0.3%	63	0.6%
Tobacco Manufacturing	0	0	0	0
Textile Mills	0	0	0	0
Apparel and Textile Manufacturing	1	0.1%	5	0.0%
Lumber and Wood Production	2	0.2%	6	0.1%
Furniture Manufacturing	1	0.1%	2	0.0%
Paper Manufacturing	1	0.1%	8	0.1%
Printing and Publishing	11	0.9%	158	1.4%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Chemicals	1	0.1%	7	0.1%
Petroleum Refining	0	0	0	0
Rubber and Plastics	3	0.2%	195	1.8%
Leather Manufacturing	1	0.1%	115	1.0%
Stone, Glass, and Concrete	2	0.2%	24	0.2%
Metals Fabrication	9	0.7%	91	0.8%
Machinery and Equipment Manufacturing	32	2.5%	1,037	9.4%
Transportation	27	2.1%	203	1.8%
Travel Services	2	0.2%	3	0.0%
Transport Services	1	0.1%	3	0.0%
Communications	6	0.5%	25	0.2%
Utilities	6	0.5%	142	1.3%
Durables Wholesale	39	3.0%	370	3.3%
Non Durables Wholesale	19	1.5%	222	2.0%
Building Materials, Hardware and Garden	27	2.1%	341	3.1%
General Merchandise Stores	4	0.3%	209	1.9%
Food Markets	7	0.5%	163	1.5%
Convenience Stores	9	0.7%	73	0.7%
Other Food Stores	8	0.6%	19	0.2%
Auto Dealers and Gas Stations	40	3.1%	389	3.5%
Clothing Stores	3	0.2%	14	0.1%
Furniture Stores	6	0.5%	42	0.4%
Home Furnishings	9	0.7%	21	0.2%
Electronics and Computer Stores	9	0.7%	22	0.2%
Music Stores	1	0.1%	5	0.0%
Restaurants	43	3.3%	738	6.7%
Other Food Service	8	0.6%	95	0.9%
Bars	4	0.3%	11	0.1%

Drug Stores	4	0.3%	36	0.3%
Liquor Stores	4	0.3%	16	0.1%
Specialty Stores	49	3.8%	134	1.2%
Catalog and Direct Sales	2	0.2%	10	0.1%
Banks and Financial Institutions	28	2.2%	325	2.9%
Insurance Carriers	4	0.3%	7	0.1%
Insurance Agents and Brokers	20	1.6%	111	1.0%
Real Estate	53	4.1%	249	2.2%

Establishments and Employment by Industry

Establishments % Dist. Jobs % Dist.

Hotels and Lodging	10	0.8%	165	1.5%
Dry Cleaning and Laundry	8	0.6%	47	0.4%
Beauty and Barber Shops	21	1.6%	84	0.8%
Other Personal Service	14	1.1%	64	0.6%
Advertising	4	0.3%	32	0.3%
Computer Services	5	0.4%	19	0.2%
Other Business Services	39	3.0%	129	1.2%
Auto Repair/Services	37	2.9%	116	1.0%
Miscellaneous Repair Services	24	1.9%	54	0.5%
Motion Pictures	4	0.3%	21	0.2%
Entertainment and Recreation Services	30	2.3%	238	2.1%
Health and Medical Services	60	4.7%	258	2.3%
Hospitals	9	0.7%	726	6.6%
Legal Services	37	2.9%	108	1.0%
Primary and Secondary Education	19	1.5%	492	4.4%
Colleges and Universities	1	0.1%	50	0.5%
Social Services	32	2.5%	258	2.3%
Child Care Services	9	0.7%	103	0.9%
Museums and Zoos	0	0	0	0
Membership Organizations	72	5.6%	240	2.2%
Professional Services	51	4.0%	332	3.0%
Government	69	5.4%	481	4.3%

Source: Applied Geographic Solutions