



SITE PROFILE

LEAP INNOVATION DISTRICT



LEBANON

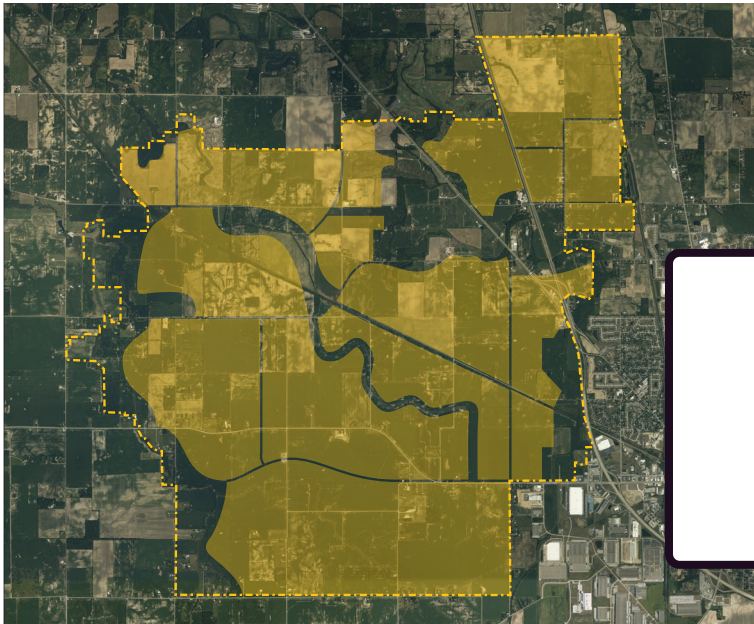


SITE DETAILS

- County: **Boone**
- Nearest City: **Lebanon, IN**
- Total Acres: **9,000+**

BEST LAND USE

- Megasites
- Office HQ + Mixed Use
- Research and Development
- Advanced Manufacturing
- Microelectronics
- OEM and EV Battery
- Life Sciences
- Renewable Energy
- Highly Sustainable
- LEED Certified



TOTAL AREA
9,000+ ACRES



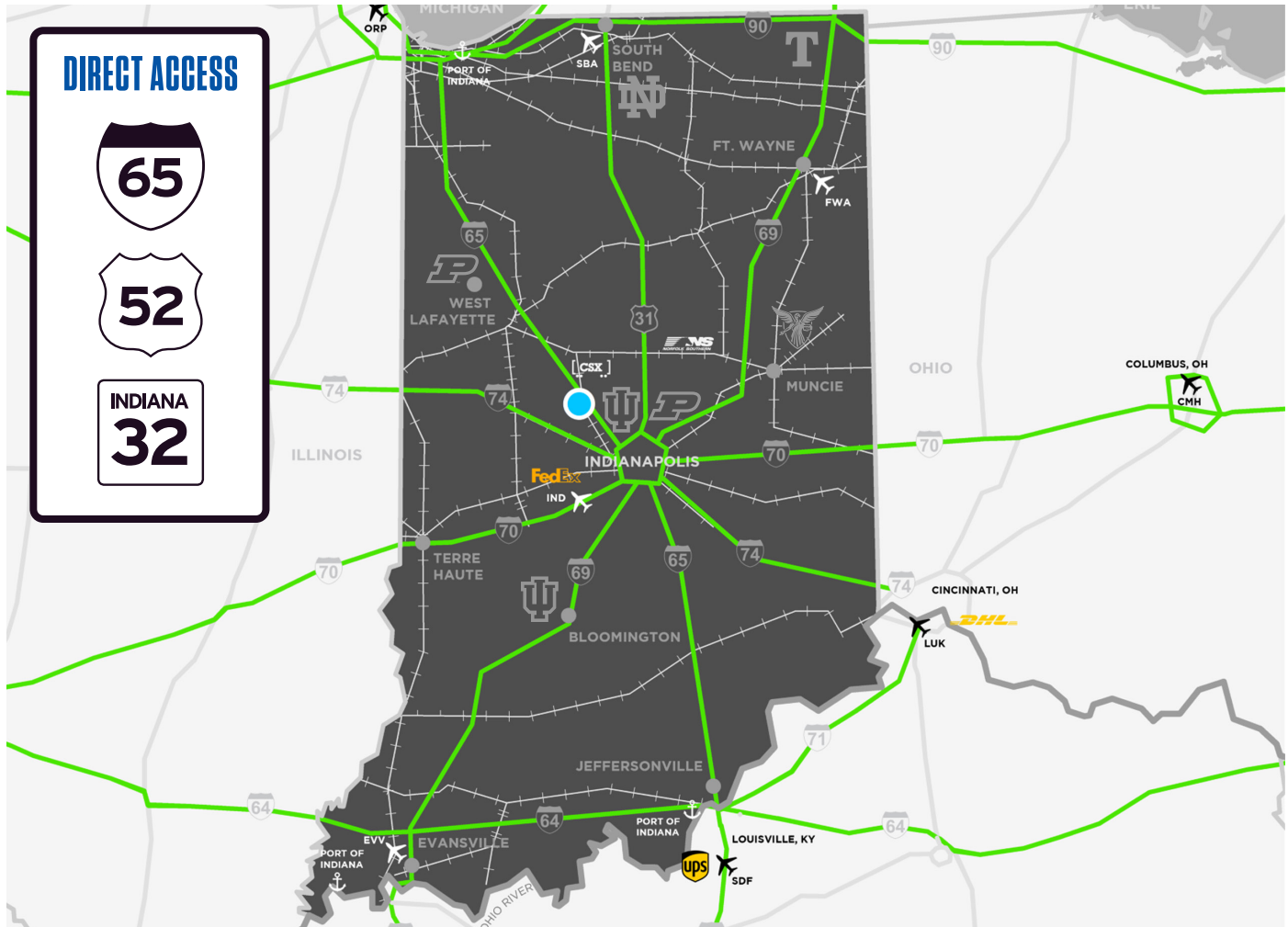


SITE PROFILE

LEAP INNOVATION DISTRICT



LEBANON



CONNECTIVITY



27.8 Miles to Nearest Airport
Indianapolis International Airport—IND



129 Miles to Nearest Sea Port
Port of Indiana—Burns Harbor



I-65, Exit 40
Direct Interstate Access



CSX Rail
0.1 Miles East of Site

PROXIMITY

Cities	Distance (Miles)	Drive Time
Indianapolis	28.3	0:31
Fort Wayne	138	2:13
Cincinnati	141	2:15
Louisville	145	2:18
Chicago	155	2:34

Major Carriers	City
Fedex National Hub	Indianapolis
UPS Worldport Hub	Louisville
DHL Global Hub	Cincinnati





SITE PROFILE

LEAP INNOVATION DISTRICT



LEBANON

INDIANA LABOR DATA

Within 60-Minute Drive Time



1,171,960

Available Labor Force



2.3%

Unemployment Rate

Within 100-Mile Radius



157,735

Total Businesses

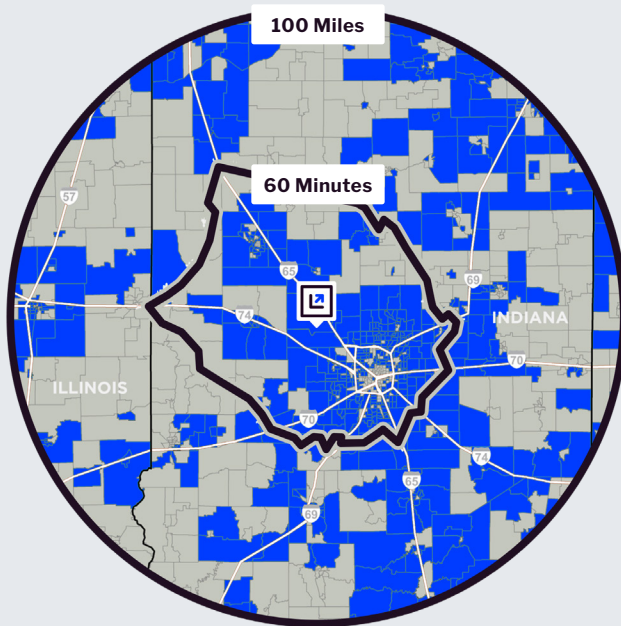


\$88,683

Avg. Household Income

AVAILABLE LABOR

60-Minute Drive Time / 100-Mile Radius



■ Census Tract: >2,000 Labor Force
■ Census Tract: <2,000 Labor Force

NEARBY COMPANIES WITHIN 2.5 HRS

Company	Employees in Indiana
Eli Lilly & Company	10,895
Cummins	10,100
Cook Group	6,101
Subaru USA	5,500
Allison Transmission	2,541
Dormakaba	750
Industrial Pallet Corp	225
Fukai Toyotetsu	54

NAICS BUSINESS SUMMARY WITHIN 2 HRS

Category	Number of Businesses
Utilities NAICS 22	319
Manufacturing NAICS 31-33	5,527
Transportation/Warehousing NAICS 48-49	3,461
Prof/Scientific/Tech Services NAICS 54	12,920



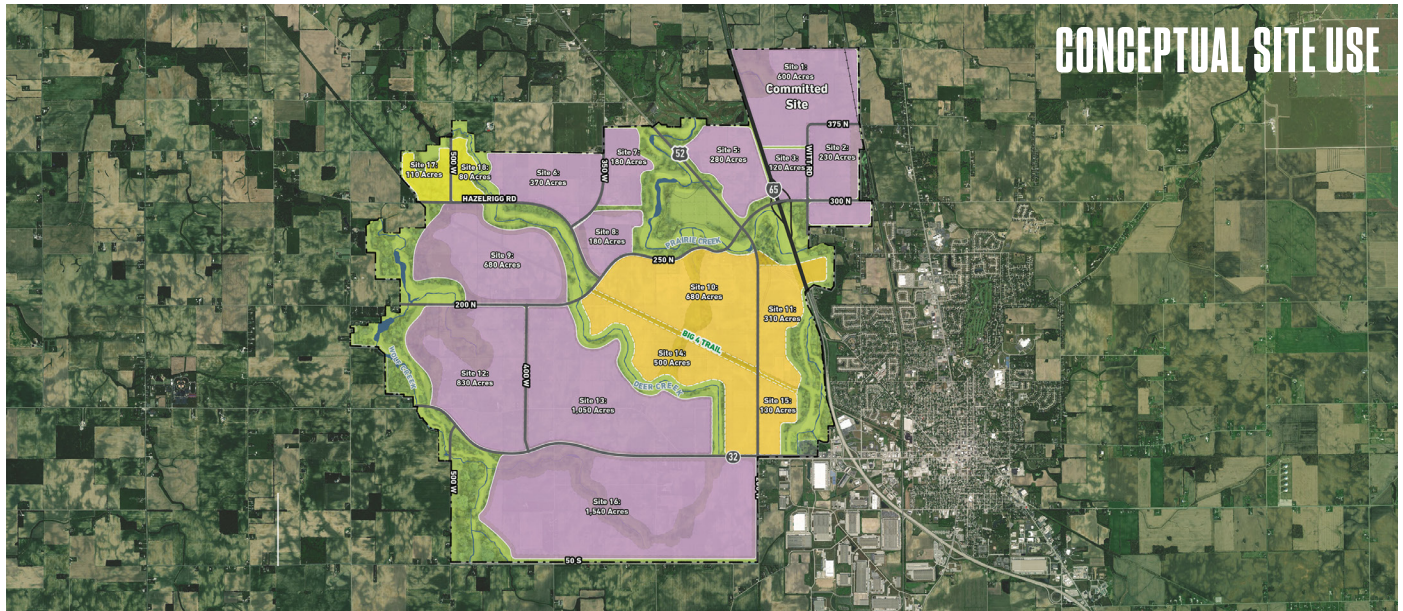


SITE PROFILE

LEAP INNOVATION DISTRICT



LEBANON



SITE CHARACTERISTICS

National Wetlands Inventory



Buildable Acres



Total Acres



FEMA Flood Hazard



Buildable Acres



Total Acres



SSURGO Hydric Soils



Buildable Acres



Total Acres



Elevation/Slope

Elevation Across Buildable Area **876-954 ft.**

Elevation Across Site **887-954 ft.**

Slope Percent Across Site **0-17.6% (0.84% avg.)**

UTILITY AVAILABILITY



Electricity



Natural Gas



Water



Sewer



Telecom



Composite Score
98/100

Let us help you navigate the site selection process.



Sarah Salisbury
Site Selection Manager
ssalisbury@iedc.in.gov
812.569.9171

Explore this site online: LEAP-Lebanon.com

