

**FOR LEASE**

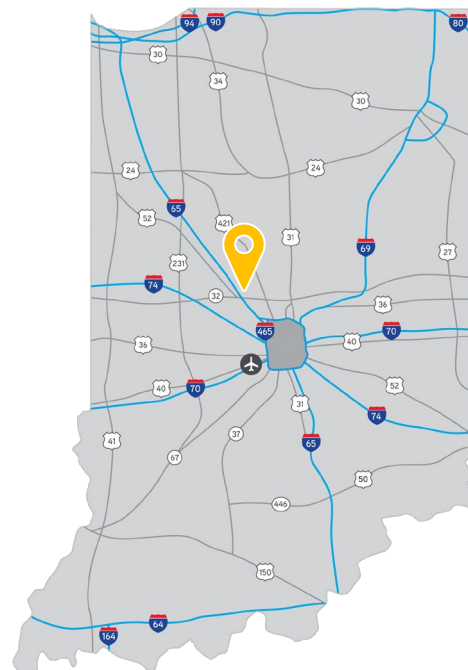
943, 947 & 957 Monument Dr

Lebanon, IN

Excellent access to I-65 off Indianapolis Ave

Property Highlights

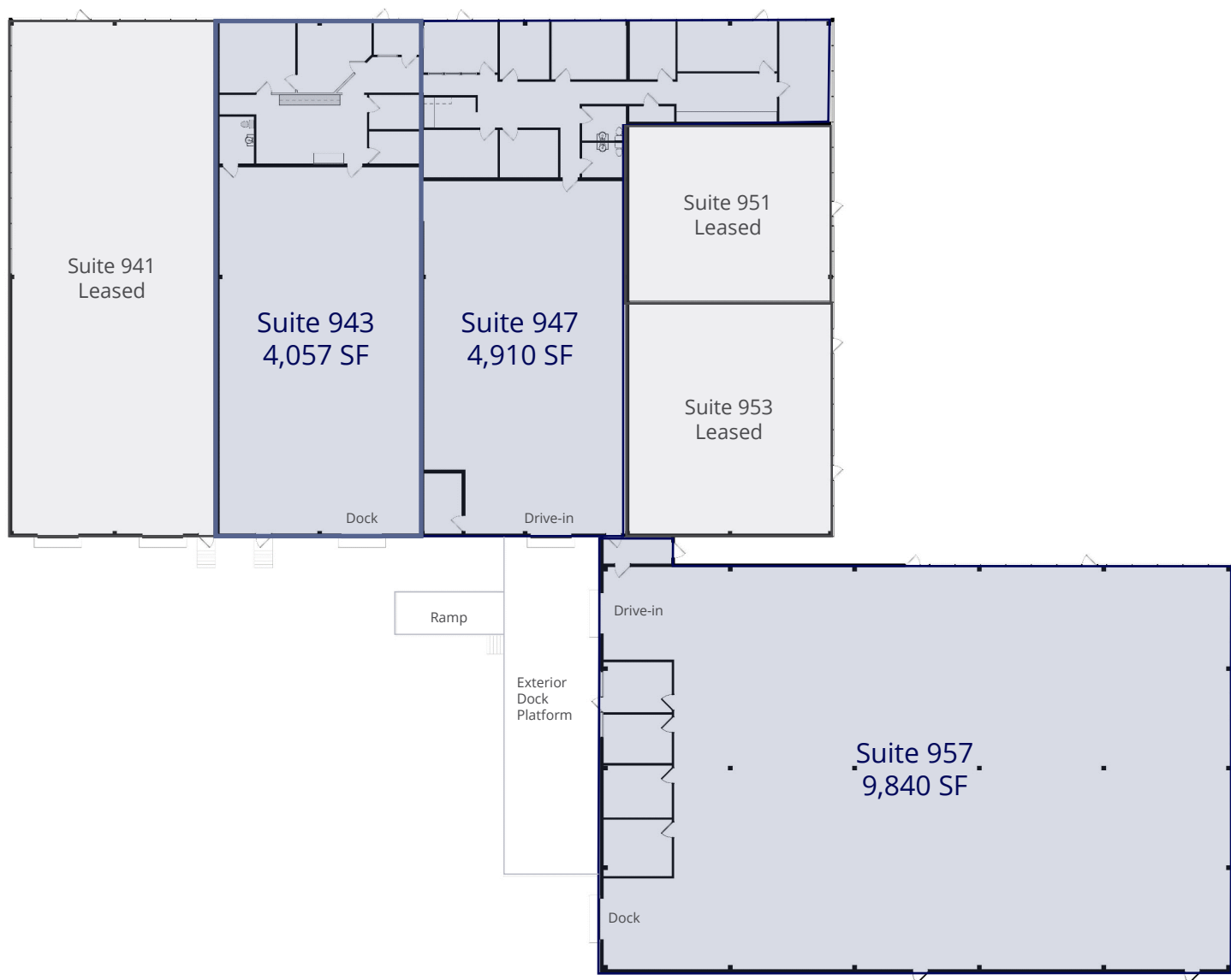
- 18,807 total SF available
 - Suite 943: 4,057 SF, 1,149 SF office, & 1 dock
 - Suites 947 & 957: 14,750 SF, 2,685 SF office, 1 dock, 2 drive-ins, & an exterior dock platform
 - Suites 943, 947, 957: 18,807 SF, 3,834 SF office, 2 drive-ins, 2 dock & an exterior dock platform
- Clear Height: 13' to 14'
- Minutes from Lebanon's LEAP Innovation District
- Multi-tenant office / warehouse building
- Local ownership & management of building
- Abundant parking



Brian Dell SIOR
+1 317 713 2179
brian.dell@colliers.com

Matt Bitter
+1 317 713 2165
matt.bitter@colliers.com

Colliers Indianapolis
colliers.com



LEASE AVAILABILITY

Suite(s)	Available SF	Office SF	Clear Height	Docks	Drive-ins	Rate PSF (NNN)	Features
943	4,057	1,149	13'	1	0	\$13.00	
947 + 957	14,750	2,685	13' - 14'	1	2	\$8.75	• Plus, an exterior dock platform
943, 947 + 957	18,807	3,834	13' - 14'	2	2	\$8.50	• Plus, an exterior dock platform





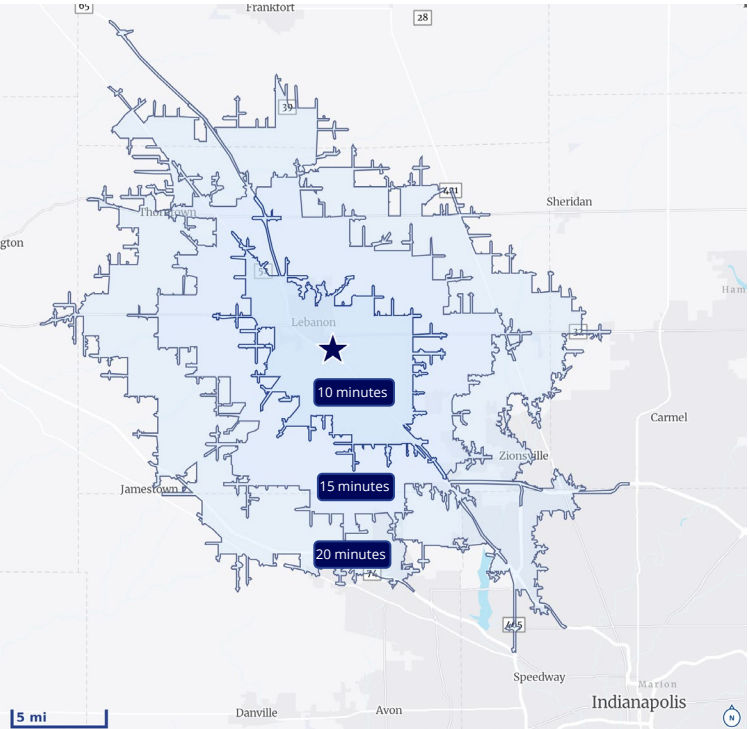
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2024	1,621	15,428	20,401
Average HH Income	\$77,424	\$90,423	\$98,152
Total Households 2024	602	6,522	8,567
Households Project 2029	611	6,862	9,185

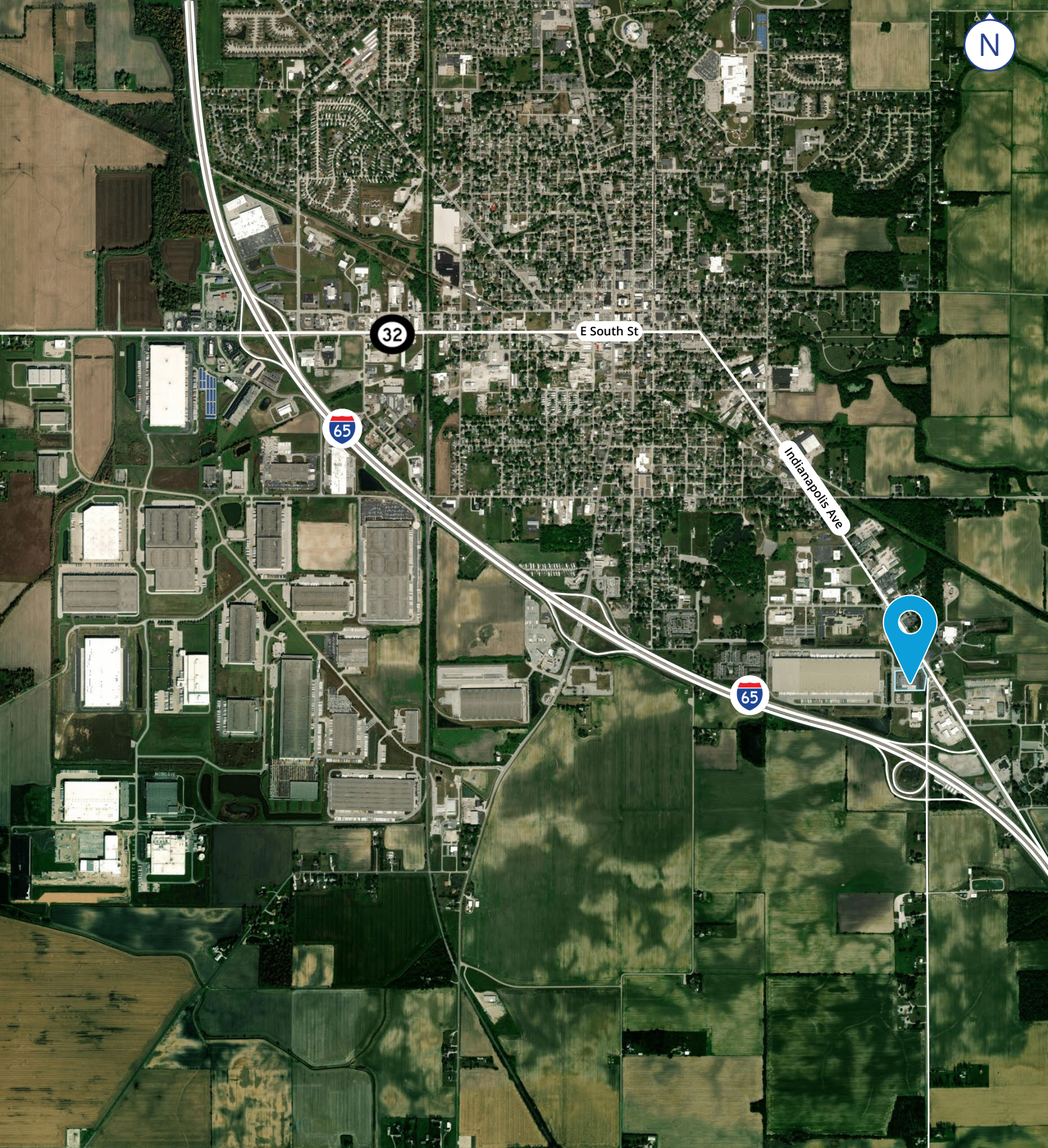
DRIVE TIMES

	Minutes
I-65	2
I-74	15
I-465	17
I-70	24
I-69	26
Indianapolis International Airport	28

Route Times



	1 Mile	3 Mile	5 Mile
Education			
No high school diploma	21%	10%	9%
High School Graduate	40%	23%	30%
Some College	24%	34%	32%
Bachelor's / graduate / Prof degree	14%	24%	29%
Business			
Total Business	96	640	783
Total Employees	1,392	8,647	11,556
Employment			
White Collar	42%	58%	60%
Blue Collar	24%	27%	27%
Services	34%	15%	13%
Unemployment rate	0.0%	2.2%	2.0%



Brian Dell SIOR
+1 317 713 2179
brian.dell@colliers.com

Matt Bitter
+1 317 713 2165
matt.bitter@colliers.com

