

Lebanon Business Park Industrial Lot (I-69 Exits 139 & 140)

Online Auction Date & Time: Wednesday, January 29th @ 1:00 PM

Auction Website: <https://live.keyauctioneers.com>

General Property Details	
Address	231 South Enterprise Boulevard, Lebanon, Indiana 46052
Zoning	PBI (Planned Business Industrial)
Parcel Number	06-06-02-000-005.001-002
Lot Size	7.37 +/- acres
Frontage Area	650' +/- on Enterprise Blvd. / 710' +/- on S. Mt. Zion Rd.
Assessed Tax Value	\$10,000 (2019)
Annual Taxes	\$222.68 (2018 pay 2019) + \$20.00 Ditch Assessment (Spring Only)
Permitted Uses (PBI Zoning - City of Lebanon)	Truck terminal, Warehouse/Distribution, Self-storage, Assembly, Fabrication, Light Manufacturing, Produce terminal, Recycling center, R&D, Printing/Packaging, Boat/RV storage, Contractor storage, Data processing / call center, Veterinary, Farm equipment sales & service, Produce terminal (wholesale) and others.
Conditional Uses (PBI Zoning - City of Lebanon)	Semi-tractor / trailer storage, Truck sales & service, Truck freight terminal, Truck Stop, Parking lot, Automobile repair (major & minor) and others.
Distance to I-69 Exits	Exit 139 - 1.5 miles / Exit 140 - 1.6 miles

Summary of Development Standards for Lebanon Business Park	
Number of Votes	1 vote per acre of land + fractional vote per fractional acre.
Owner Common Area Maintenance Required	Mowing, landscaping, shrub and tree replacement, trash removal.
Building to Land Ratio	50% allowed and up to 70% with ARC approval.
Total Coverage Ratio	75% or less
Required Setbacks	50' Front & Rear / 25' Sides
Outside Storage	Must be screened in accordance with ARC standards.
Driveways & Parking	Must be paved, unless emergency access area.
Signage	Allowed and must be approved by ARC.

General Auction Terms	
Required Down Payment	\$10,000 cashiers check, increased to 10% within 3 days.
Closing Time	30 days (February 28, 2020)
Tax Administration	Prorated to date of closing.
Buyer's Premium	10%