

4592 DALE DR

Lafayette, IN 47905



PROPERTY DESCRIPTION

Industrial sublease available at 4992 Dale Drive in Lafayette. This 6,250 SF space is heated and sprinklered, with a floor drain in the work area and nice finished office space up front. Loading is handled by two 14-foot overhead doors at the rear, plus one small door at the front of the building. Offered at \$9.50/SF/YR plus \$1.85/SF/YR CAM, with a two-year minimum sublease term.

PROPERTY HIGHLIGHTS

- 6,250 SF industrial space available for sublease
- Two 14' overhead doors at the rear
- One small door at the front
- Heated and sprinklered
- Floor drain
- Nice finished office space
- \$9.50/SF/YR plus \$1.85/SF/YR CAM
- Two-year minimum sublease term

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	6,250 SF
Lot Size:	171,427 SF
Building Size:	17,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	278	1,808	8,248
Total Population	820	5,192	20,268
Average HH Income	\$99,431	\$91,434	\$80,595

BRAD NEIHOUSER

765.427.5052

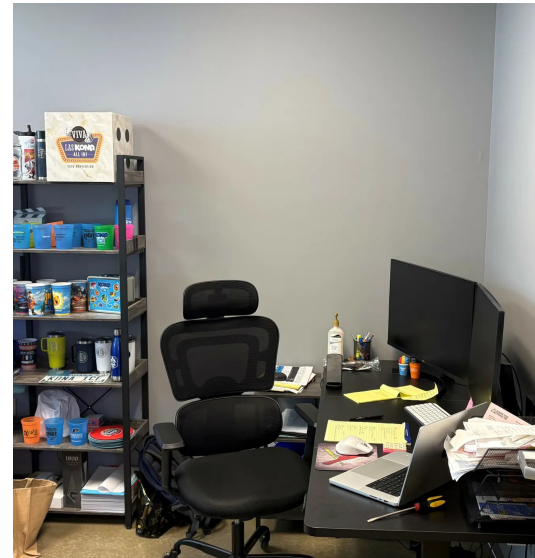
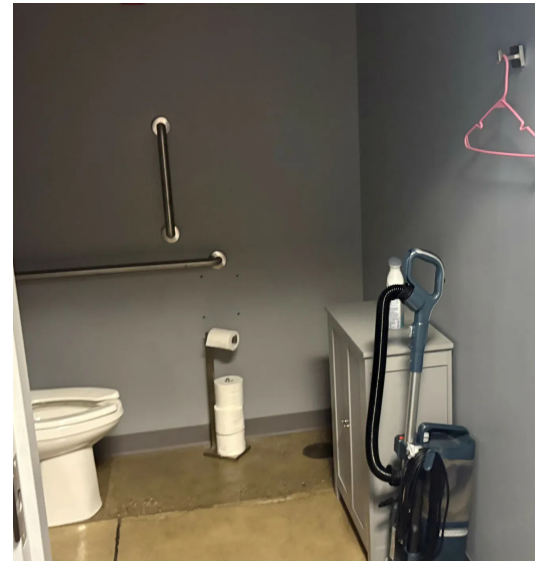
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INDUSTRIAL PROPERTY FOR LEASE

4592 DALE DR

Lafayette, IN 47905

SHOOK COMMERCIAL
REAL ESTATE



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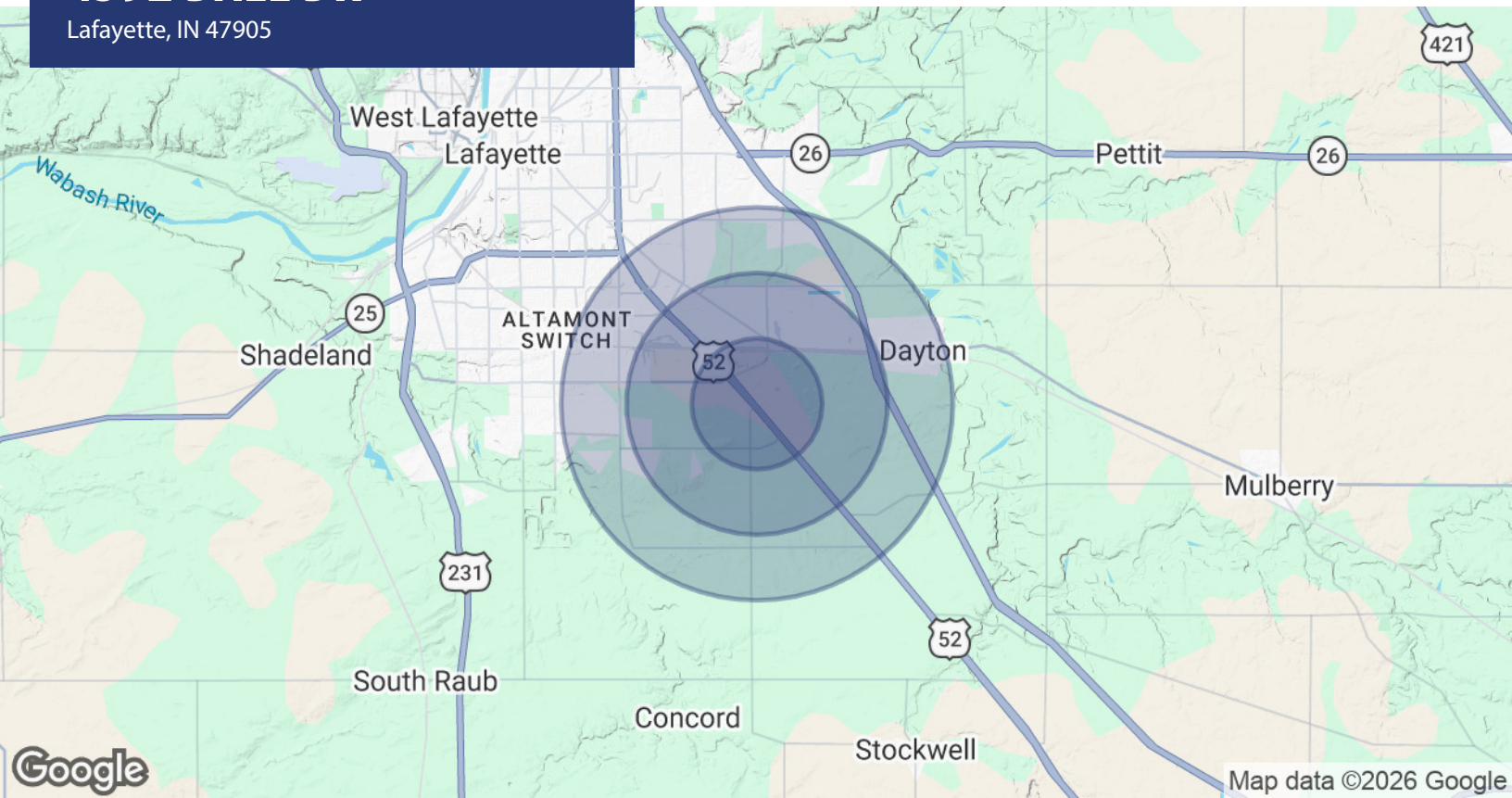
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	820	5,192	20,268
Average Age	32.8	32.6	33.1
Average Age (Male)	33.8	32.8	32.0
Average Age (Female)	31.5	31.3	33.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	278	1,808	8,248
# of Persons per HH	2.9	2.9	2.5
Average HH Income	\$99,431	\$91,434	\$80,595
Average House Value	\$234,860	\$223,591	\$234,593

2023 American Community Survey (ACS)

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