

2787 KLONDIKE RD

West Lafayette, IN 47906



PROPERTY DESCRIPTION

Jim Pitoukkas of Shook Commercial Real Estate is proud to present the rare opportunity to lease heated warehouse space in West Lafayette, a market with little similar supply. The subject property features an open floorplan with ~18' ceiling clearance, overhead doors, and service doors. The property is zoned General Business, a zoning classification which is viable for a variety of users.

The property is in an area of West Lafayette, IN that is categorized by a mix of residential and commercial uses. Along Klondike Road you will find a variety of residential, commercial, and civic uses (including the recently expanded Klondike School Campus).

Klondike Road was recently improved and widened, it offers quick access to major roads including Sagamore Parkway West and US231S which are main gateways to West Lafayette, Lafayette, and surrounding towns. The subject property also offers tenants a location that is convenient to Purdue University and the hundreds of companies operating in the Purdue Research Park.

PROPERTY HIGHLIGHTS

- Move-in ready
- Flexible configuration
- Convenient location

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (MG)
Available SF:	5,520 SF
Lot Size:	86,924 SF
Building Size:	16,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,981	9,006	14,945
Total Population	7,093	20,450	43,311
Average HH Income	\$65,271	\$72,506	\$85,363

JIM PITOUKKAS

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OFFICE BUILDING FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



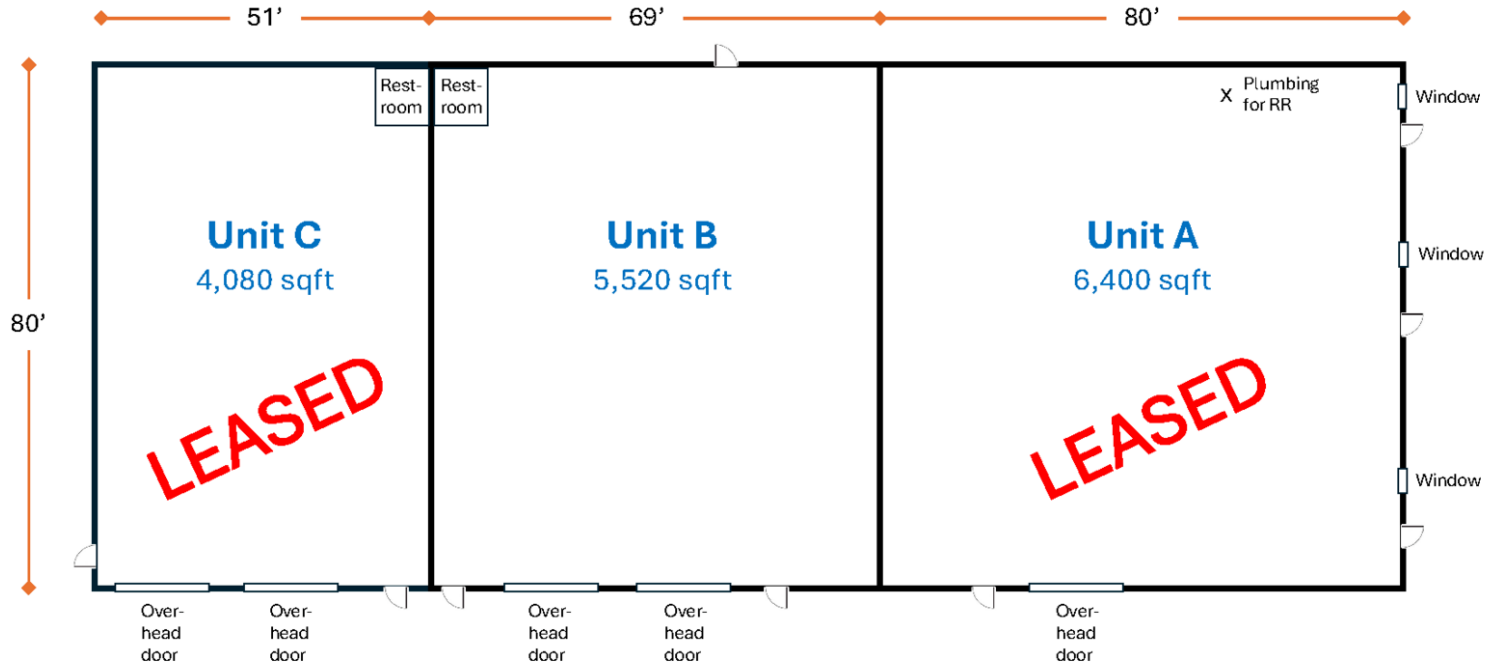
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,520 SF	Lease Rate:	\$10 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit B	5,520 SF	Modified Gross	\$10.00 SF/yr	Rate: \$10/sf plus real estate taxes and insurance, Taxes and Insurance estimate is \$0.88/sf Additional Info: Tenant will contract directly with electric, gas, and telecom providers. Water and sewer is included in rent.

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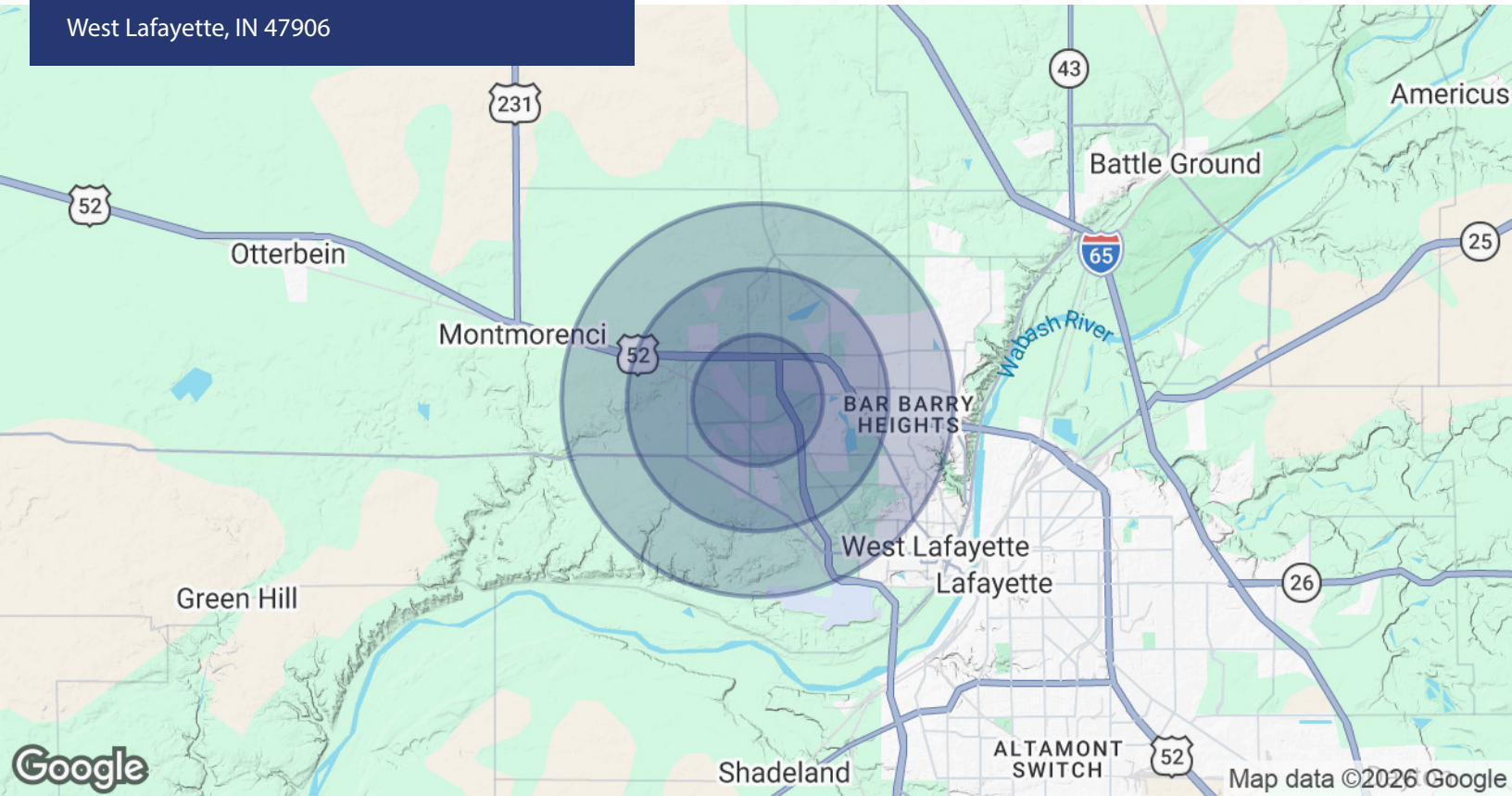
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,093	20,450	43,311
Average Age	27.9	31.3	29.8
Average Age (Male)	28.0	31.3	29.8
Average Age (Female)	29.7	32.9	31.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,981	9,006	14,945
# of Persons per HH	2.4	2.3	2.9
Average HH Income	\$65,271	\$72,506	\$85,363
Average House Value	\$176,603	\$234,456	\$280,836

2023 American Community Survey (ACS)

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