

# INDUSTRIAL BUILDINGS & LAND FOR SALE



201 SOUTH FARABEE DRIVE | LAFAYETTE, IN



**ACREAGE** 1.38    **PRICE** \$699,000    **ZONING** Industrial (I-3)    **REAL ESTATE TAXES:** \$5,338/YEAR

## SUMMARY

This property contains 1.38 acres, half of that acreage is currently developed with two buildings, leaving the other half available for future development (additional buildings, etc.). There are two buildings on this site, building 1 is a block construction that contains 6,548 SF. Building two is steel construction and contains 2,544 SF.

## LOCATION

Strategically situated on the coveted Farabee Drive industrial corridor, this property access of south st and is within Lafayette's thriving industrial zone. Its location is 2.5 miles away from I-65 and nearby commercial hubs, making it an ideal site for industrial operations and businesses seeking growth potential.



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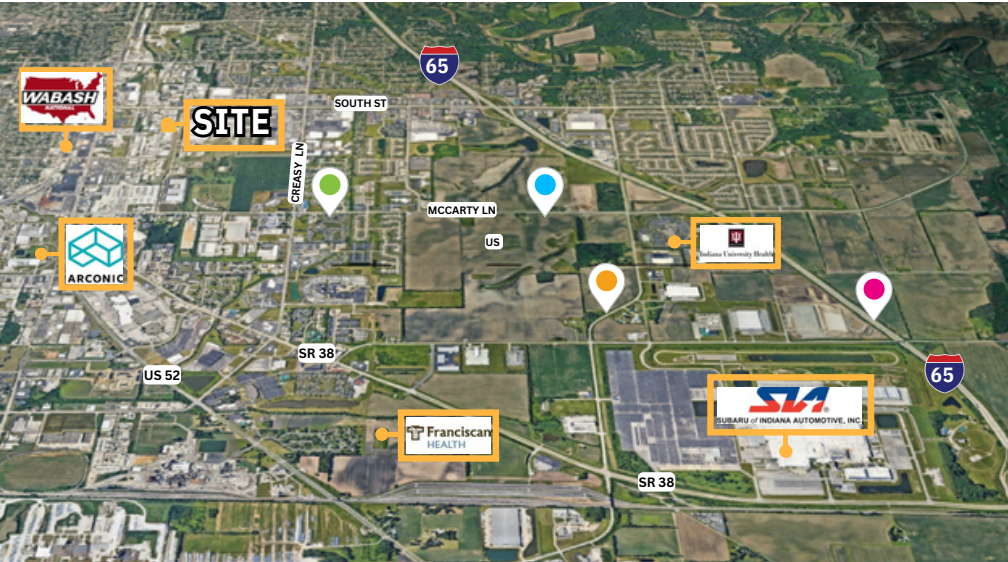
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- HIGHLIGHTS:**
- Total Lot Size:** 1.38 acres
  - Building 1:** A durable block construction building with 6,548 SF of industrial space.
  - Building 2:** A steel construction building, providing an additional 2,544 SF of flexible industrial use.
  - Expansion Opportunity:** .69 acres of the property offers significant potential for new construction, storage, or other business-related expansions. Prime
  - Industrial Corridor:** Located on Lafayette's Farabee Drive, a hub for industrial activity with high demand for space.

- 16,095 cars per day  
McCarty Ln. 0.25 mi. E of  
Creasy Ln.
- 46,181 cars per day  
I-65 1.00 mi. N or SR 38
- 11,539 cars per day  
Veteran's Memorial Pkwy  
0.25 mi. N or CR 200 S
- 11,455 cars per day  
McCarty Ln. 0.25 mi. W  
of Veteran's Memorial  
Pkw



## DEMOGRAPHICS

	3mi	5mi	7mi
Population:	34,835	103,385	148,201
Households:	14,876	42,628	56,120
Income:	\$62,999	\$59,291	\$64,378

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