



3535 BRADY LANE | LAFAYETTE, IN

Available for Sale or Lease

- ±16.1 Acres (divisible)
- Built-to-suit opportunities available, up to ±302,400 SF tailored to user requirements
- Zoned I-3 (Heavy Industrial), supporting a variety of uses such as manufacturing, warehousing, distribution, and outdoor storage
- Strategically located in West Central Indiana, offering access to 75% of the U.S. population within a one-day drive.

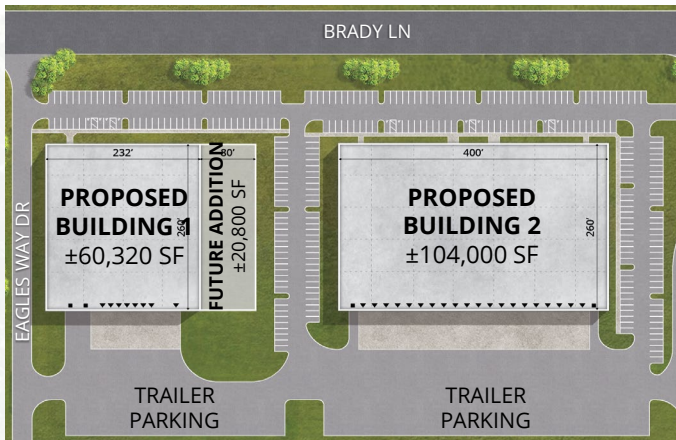


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Conceptual Site Plans & Specs

Site Plan #1



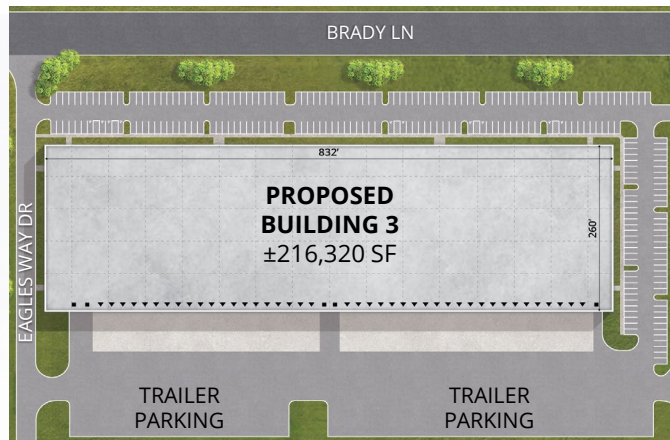
PROPOSED BUILDING 1 SPECS

Building Size	±60,320 SF Expandible to ±81,120 SF
Clear Height	32'
Drive-ins	2
Docks	8

PROPOSED BUILDING 2 SPECS

Building Size	±104,000 SF
Clear Height	32'
Drive-ins	2
Docks	20

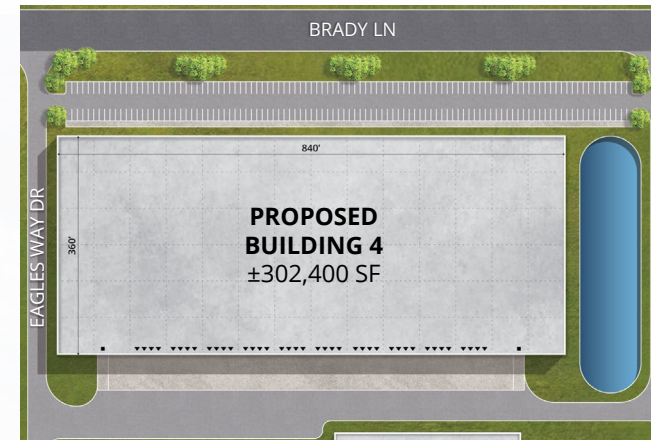
Site Plan #2



PROPOSED BUILDING 3 SPECS

Building Size	±216,320 SF Divisible to ±55,640 SF
Clear Height	32'
Drive-ins	5
Docks	42

Site Plan #3



PROPOSED BUILDING 4 SPECS

Building Size	±302,400 SF Divisible to ±151,200 SF
Clear Height	32'
Drive-ins	2
Docks	40

Flexible **built-to-suit opportunities**
tailored to user requirements.

Conceptual Site Plan #1



Conceptual Site Plan #2



Conceptual Site Plan #3



Site Location & Access



**PROPOSED
BUILDING 3**
±216,320 SF

Brady Ln

Concord Rd

52

IVY TECH
COMMUNITY COLLEGE

65

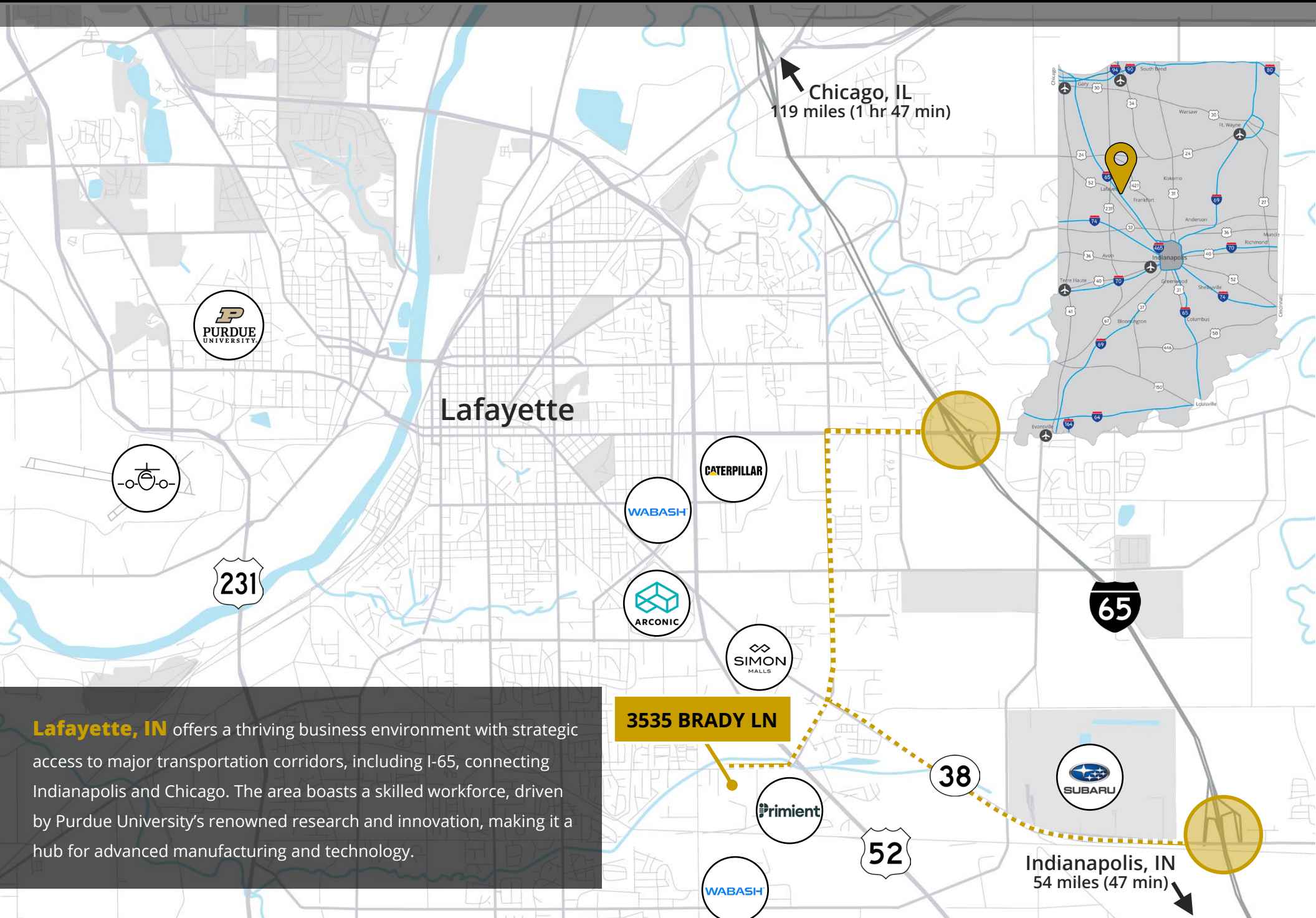
3.9 mi to I-64

sustained
bio glycols

(\$400M Bio-MEG Facility Coming 2028)

Primient

Site Location & Access



Lafayette, IN offers a thriving business environment with strategic access to major transportation corridors, including I-65, connecting Indianapolis and Chicago. The area boasts a skilled workforce, driven by Purdue University's renowned research and innovation, making it a hub for advanced manufacturing and technology.

3535 BRADY LN

Greater Lafayette

The Greater Lafayette Region spanning Lafayette, West Lafayette and Tippecanoe County in Indiana is anchored by a **strong industrial-heritage economy**, driven in large part by manufacturing and innovation. Manufacturing accounts for approximately 20% of all employment in the MSA, and it saw job growth in recent years despite broader labor-market headwinds. The metro prides itself on the ability to turn **"ideas into action"** through collaboration among local government, academia, notably **Purdue University**, and industry, which supports sectors such as advanced manufacturing, life sciences, and logistics.



With more than 60,000 enrolled students, **Purdue University** and **Ivy Tech Community College** provide a steady pipeline of skilled labor, fuel research-driven industry, and generate consistent demand for local services.



Lafayette offers ready access to **major transportation corridors**, including the I-65 axis between Chicago and Indianapolis.



Top Employers



Greater Lafayette Demographics



Population
228,711



Average HH Income
\$90,267



College Educated
47.2%



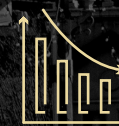
Median Age
32.4 years



Businesses
6,910



Employees
125,495



Unemployment Rate
3.9%

Contact us

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Accelerating success.

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