



3535 BRADY LANE | LAFAYETTE, IN

Available for Sale or Lease

- ± 16.1 Acres (divisible)
- Built-to-suit opportunities available, up to $\pm 302,400$ 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.

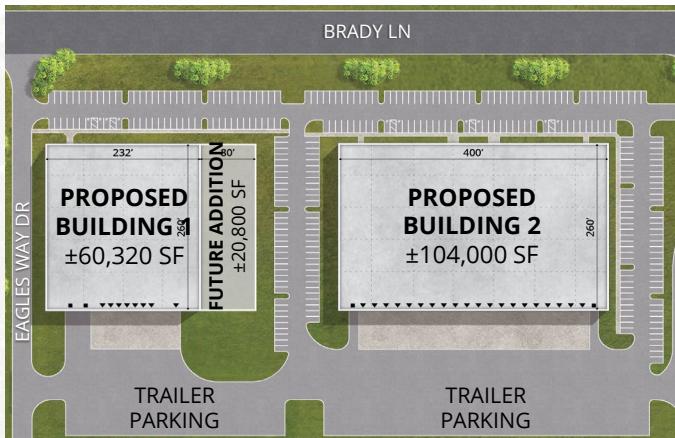


Korey Ryan SIOR
+1 765 520 6662
korey.ryan@colliers.com

George Manley SIOR
+1 317 397 2551
george.manley@colliers.com

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

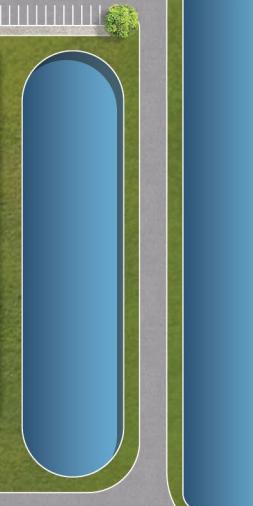
BRADY LN

EAGLES WAY DR

840'

360'

PROPOSED BUILDING 4
±302,400 SF
Divisible to ±151,200 SF



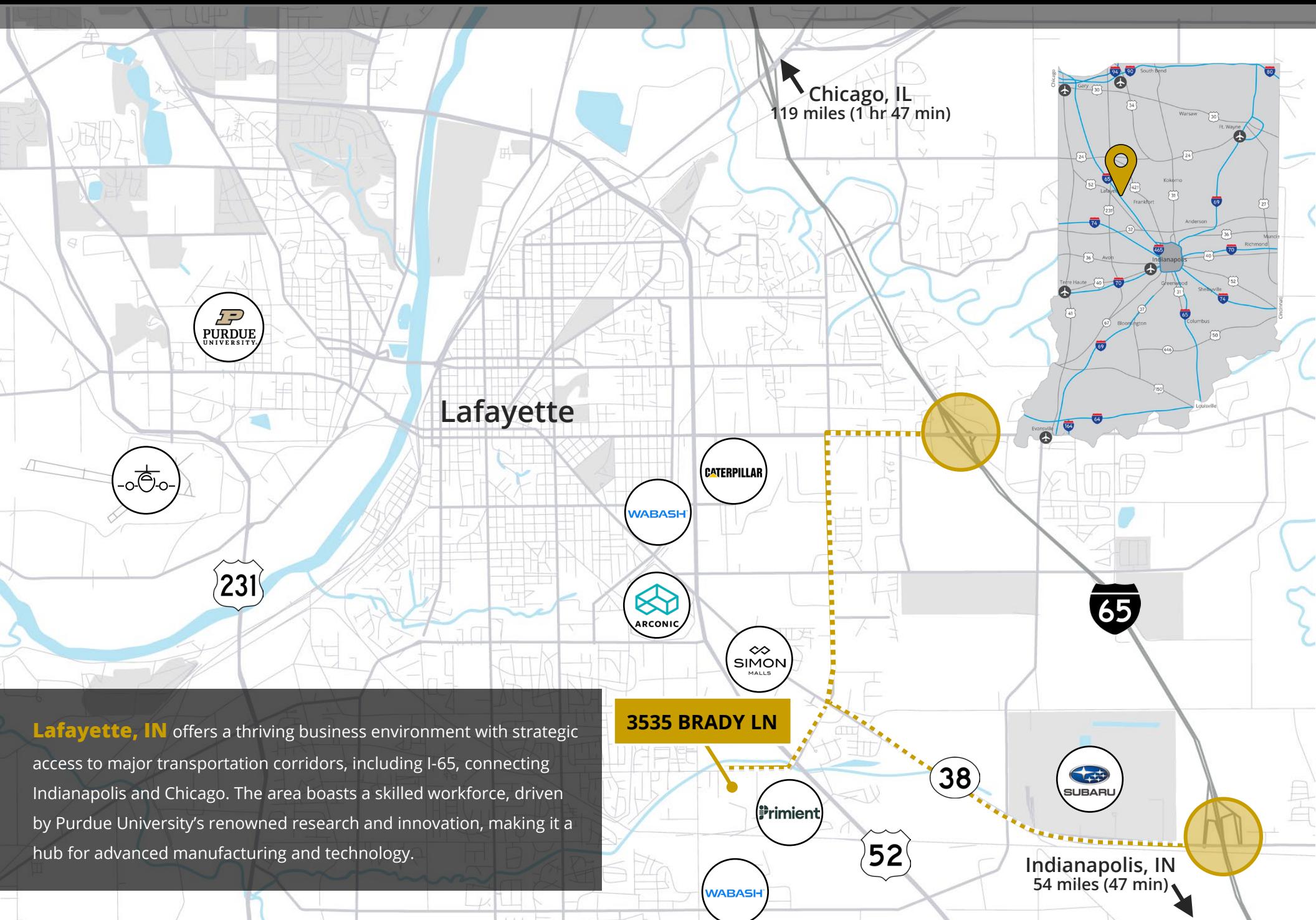
LEASED

N

Site Location & Access



Site Location & Access



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

Korey Ryan, SIOR

Executive Vice President
+1 765 520 6662
korey.ryan@colliers.com

George Manley, SIOR

Vice President
+1 317 397 2551
george.manley@colliers.com



Accelerating success.

Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Colliers

241 N Pennsylvania St, Ste 300
Indianapolis, Indiana 46204
+1 317 713 2100
colliers.com